



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF NON-EXCLUSIVE RENT-A-CAR CONCESSIONS
KAHULUI AIRPORT

MAUI

The Department of Transportation (DOT) proposes to offer nine non-exclusive Rent-A-Car Concessions (Concession) at Kahului Airport on the Island of Maui. The following contains a description and summary of some of the major terms and conditions that the DOT anticipates incorporating into the Concession Agreements and companion Premises Leases:

PURPOSE:

To award Concession Agreements and Premises Leases to nine qualified Concessionaires submitting the highest bids to operate non-exclusive Concessions at Kahului Airport.

LEGAL REFERENCE:

Chapter 102, Hawaii Revised Statutes, as amended.
Chapter 171, Hawaii Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

Kahului Airport, Island of Maui, Hawaii
Tax Map Key: 2nd Division, 3-8-001-019 (portion)

PREMISES (as shown on attached exhibits):

- At the Commencement of the Premises Lease:
 - 1. Baseyards
 - a. OGG-002-118 containing an area of approximately 43,536 square feet

ITEM M-7

- OGG-002-119 containing an area of approximately 43,575 square feet
- OGG-002-141 containing an area of approximately 87,128 square feet
- b. OGG-002-120 containing an area of approximately 43,565 square feet
- OGG-002-140 containing an area of approximately 87,114 square feet
- c. OGG-002-115 containing an area of approximately 45,472 square feet
- OGG-002-116 containing an area of approximately 43,552 square feet
- OGG-002-117 containing an area of approximately 43,551 square feet
- d. OGG-002-121 containing an area of approximately 43,564 square feet
- OGG-002-139 containing an area of approximately 21,776 square feet
- e. OGG-002-110B containing an area of approximately 1,313 square feet
- OGG-002-110C containing an area of approximately 12,311 square feet
- OGG-002-113 containing an area of approximately 10,004 square feet
- OGG-002-114 containing an area of approximately 11,815 square feet
- OGG-002-122 containing an area of approximately 32,085 square feet
- OGG-002-136 containing an area of approximately 28,312 square feet
- OGG-002-137 containing an area of approximately 87,143 square feet
- OGG-002-138 containing an area of approximately 12,496 square feet
- f. OGG-002-110 containing an area of approximately 39,574 square feet
- OGG-002-110A containing an area of approximately 69,952 square feet
- OGG-002-111 containing an area of approximately 5,505 square feet
- OGG-002-123 containing an area of approximately 51,290 square feet
- OGG-002-124 containing an area of approximately 20,430 square feet
- OGG-002-125 containing an area of approximately 10,012 square feet
- OGG-002-134 containing an area of approximately 40,074 square feet
- OGG-002-135 containing an area of approximately 28,311 square feet
- g. OGG-002-130A containing an area of approximately 21,780 square feet
- OGG-002-130B containing an area of approximately 21,780 square feet
- OGG-002-131 containing an area of approximately 43,559 square feet
- h. OGG-002-132 containing an area of approximately 34,849 square feet
- OGG-102-133 containing an area of approximately 34,768 square feet
- i. OGG-008-104 containing an area of approximately 22,102 square feet
- OGG-008-169A containing an area of approximately 10,332 square feet
- OGG-008-169B containing an area of approximately 14,235 square feet

OGG-008-170 containing an area of approximately 10,869 square feet
OGG-155-000 containing an area of approximately 1,600 square feet

- j. OGG-008-119A containing an area of approximately 1,230 square feet
OGG-008-119C containing an area of approximately 32,807 square feet
OGG-008-119D containing an area of approximately 15,464 square feet
OGG-008-122 containing an area of approximately 12,000 square feet
OGG-153-000 containing an area of approximately 1,640 square feet

2. Counter Spaces

- a. Building 309-101, containing an area of approximately 111 square feet
- b. Building 309-102, containing an area of approximately 108 square feet
- c. Building 309-103, containing an area of approximately 108 square feet
- d. Building 309-104, containing an area of approximately 108 square feet
- e. Building 309-105, containing an area of approximately 108 square feet
- f. Building 309-106, containing an area of approximately 111 square feet
- g. Building 309-108, containing an area of approximately 51 square feet
Building 309-109, containing an area of approximately 61 square feet
- h. Building 309-110, containing an area of approximately 60 square feet
- i. Building 309-112, containing an area of approximately 60 square feet
Building 309-113, containing an area of approximately 63 square feet

- During the term of the Agreement:

The DOT may, at the DOT's sole discretion, require or permit the Concessionaire to add additional spaces.

ZONING:

State Land Use District:
County of Maui:

Urban
Airport

LAND STATUS:

Section 5(a), Hawaii Admission Act – Non-ceded
DHHL 30% entitlement lands: Yes ___ No X

TERM:

The Concession Agreements will be for five years commencing on February 1, 2009, and ending on January 31, 2014. The Premises Leases will be for ten years commencing on February 1, 2009, and ending on June 30, 2019.

Should the Concessionaire not be a successful bidder for a successor Concession Agreement after the five-year term, the Premises Lease will terminate and be issued to the new successful bidder who will be responsible for compensating the Concessionaire for any unamortized cost of the leasehold improvements constructed on the Premises.

CONCESSION FEE AND PREMISES RENTAL:

The total annual concession fee established in the Concession Agreement shall be the greater of the following:

- a. Minimum Annual Guaranteed Fee. The minimum annual guaranteed concession fee for each year of the Concession Agreement shall be as set forth in the Concessionaire's Bid Proposal (hereafter the "MAG"), or
- b. Percentage Fee. Ten percent (10%) of the gross receipts of the concession.

The upset minimum annual concession fee shall not be less than FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00).

The premises rent under the Premises Leases shall be the product of the square footage of the premises and the applicable rate for car rental use. For the counters, that rate currently is \$42.00 per square foot per annum. For the baseyards, the rate currently is \$2.20 for improved paved land.

IMPROVEMENTS:

The Concessionaire will be required to invest a minimum total of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00) for improvements, fixtures and equipment in all of the spaces assigned under the Agreement in accordance with DOT and county building standards.

LAND STATUS:

Section 5(a), Hawaii Admission Act – Non-ceded
DHHL 30% entitlement lands: Yes ___ No X

TERM:

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CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

In accordance with the Comprehensive Exemption List approved by the Environmental Council and dated November 15, 2000, the subject (existing baseyards) qualifies under exempt Class of Action No. 1 -- "Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing."

Should a successful bidder seek to develop a new baseyard, the successful bidder would be required to comply with Chapter 343 prior to beginning construction.

BASIS OF AWARD:

The award of the Agreement will be to the highest responsible bidder, based upon the total amount of the minimum annual guaranteed concession fee bid for the five-year term of the Concession Agreement.

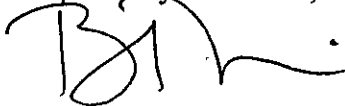
REMARKS:

The on-airport Rent-A-Car concessions have been on a holdover status for several years. The issuance of Concession Agreements will provide stability to the car rental industry and allow the operators to make necessary improvements to facilities.

RECOMMENDATION:


That the Board authorize the call for sealed bid tenders and issuance of a new non-exclusive Rent-A-Car concession subject to: 1) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State; and 2) review and approval by the Department of the Attorney General.

Respectfully submitted,



BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

APPROVED FOR SUBMITTAL:



LAURA H. THIELEN
Chairperson and Member



Pacific Ocean

Kanaha Beach Park

AMALA PLACE

KEOLANI PL

AALOLE ST

HALEAKALA HIGHWAY

DAIRY ROAD

HANA HIGHWAY

RUNWAY 5-25

RUNWAY 1-20

TAXIWAY "A"

EENA LEE ST

KEENA ST

KALA ROAD

HANA HIGHWAY

HALEAKALA HWY

SCALE: 1" = 2000'

DATE : JANUARY 2008

EXHIBIT: C-1



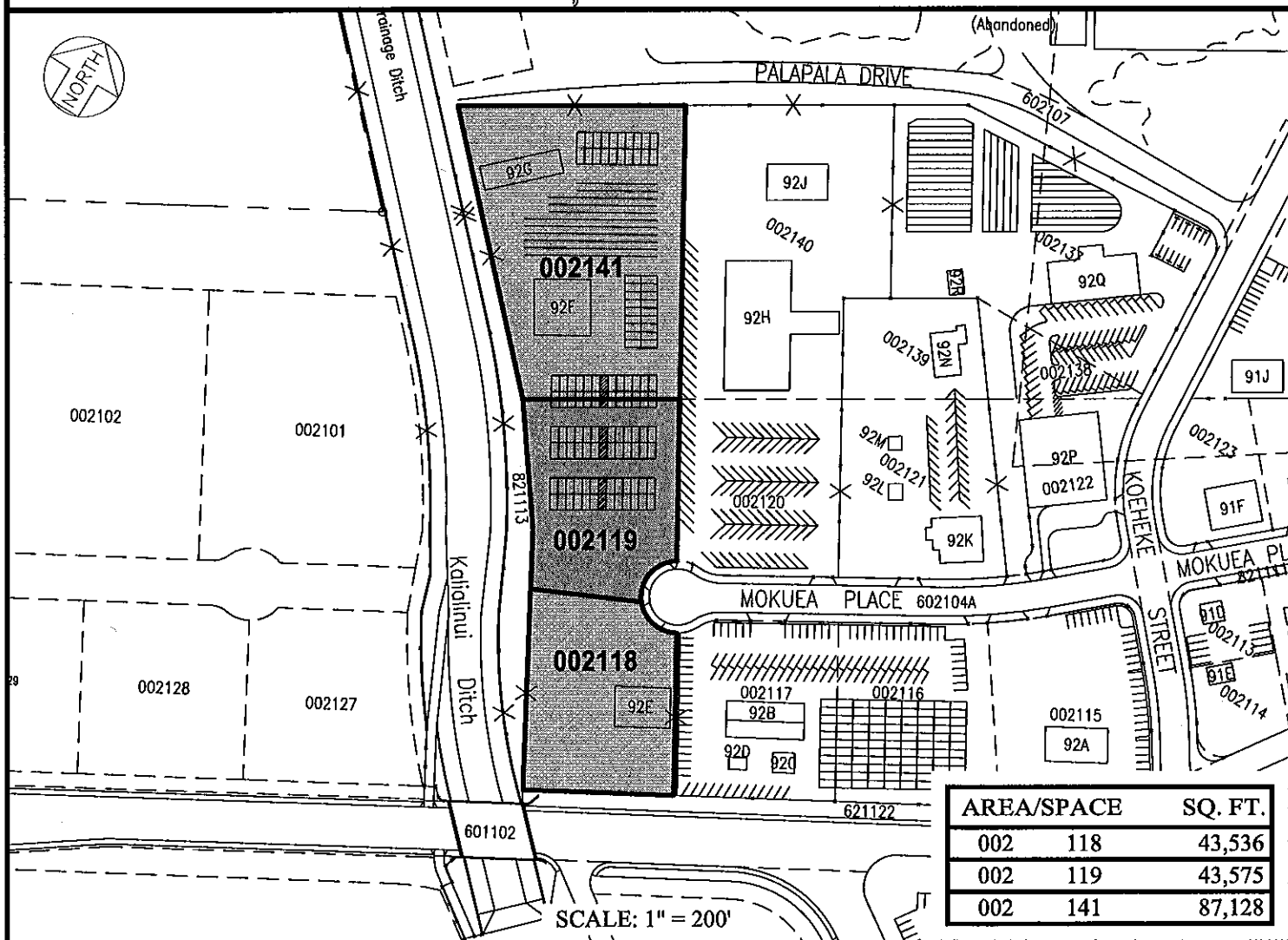
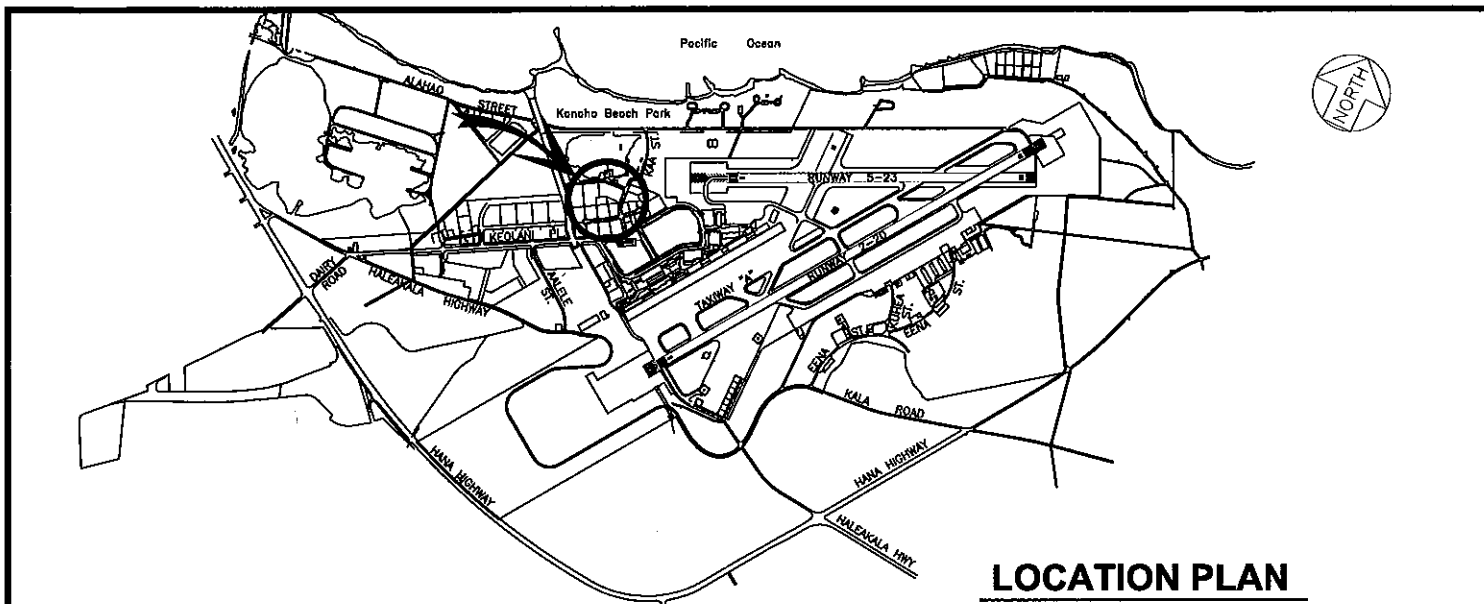
Airports Division


"AIRPORT"

PLAT 01

KAHULUI AIRPORT

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DATE : JANUARY 2008		EXHIBIT: C-2	
 Airports Division	RENT-A-CAR BASEYARD	RAC SPACES LOCATIONS	002118 002119 002141 PLATS D1, 35

KAHULUI AIRPORT

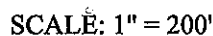


EXHIBIT: C-3

Airports Division

RENT-A-CAR BASEYARD

RAC SPACES LOCATIONS

002120
002140
PLATS D1,3

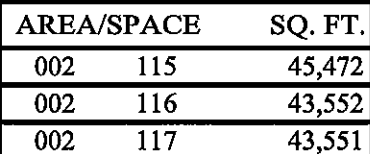


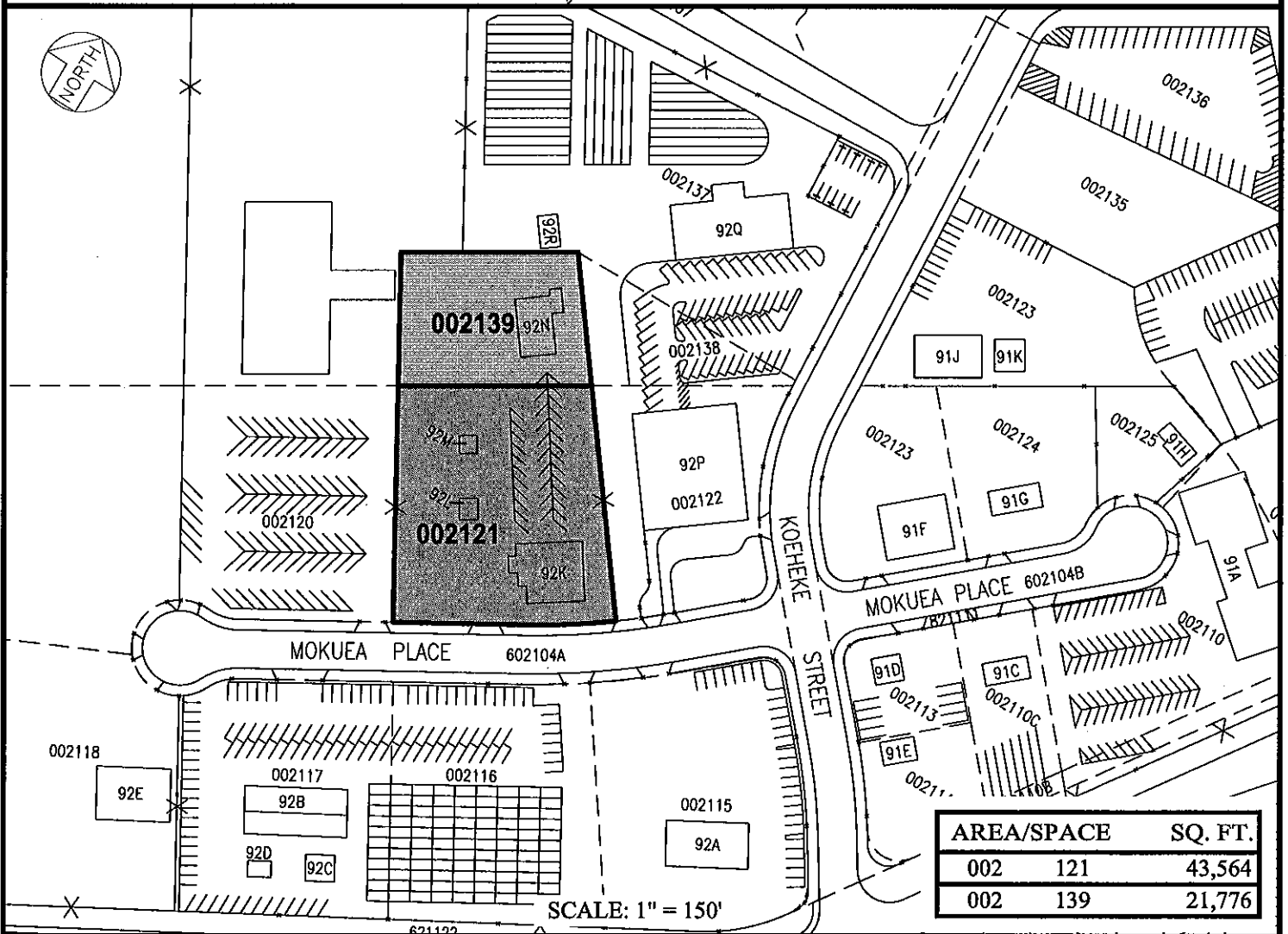
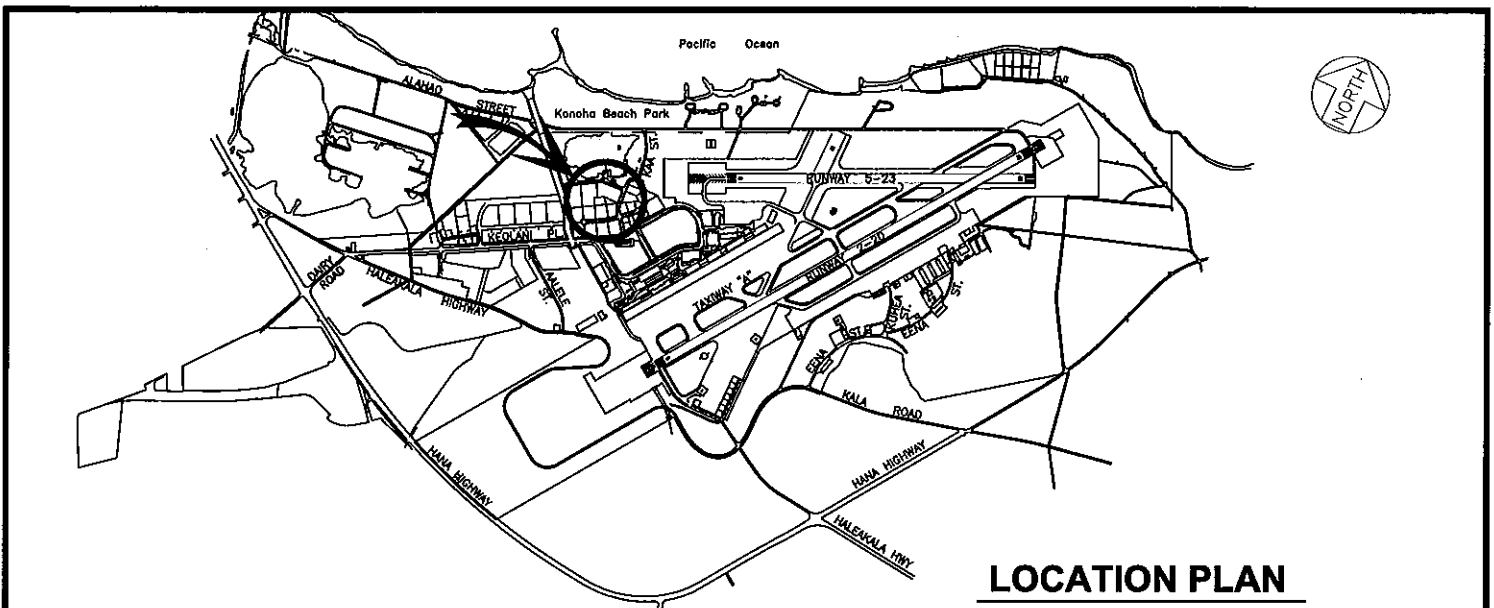
EXHIBIT: C-4

Airports Division

RENT-A-CAR BASEYARD

RAC SPACES LOCATIONS

002115
002116
002117
PLATS D1, 35



DATE : JANUARY 2008

EXHIBIT: **C-5**



Airports Division

RENT-A-CAR BASEYARD

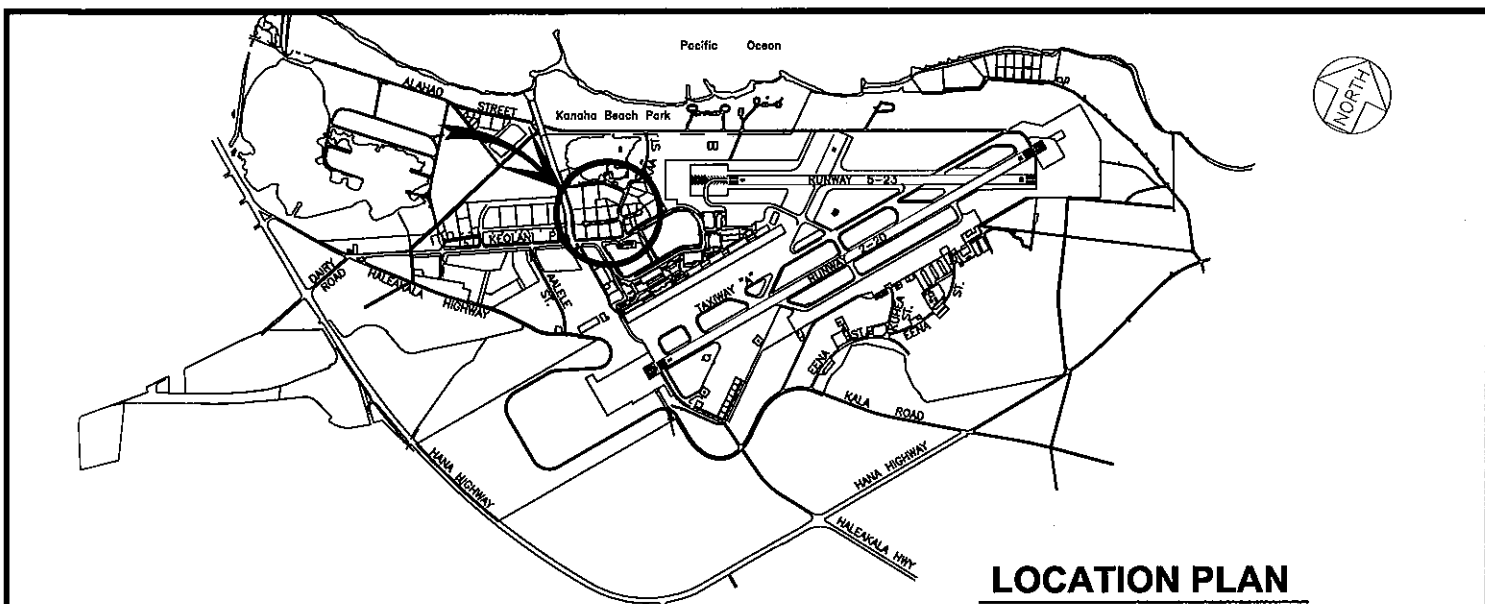
RAC SPACES LOCATIONS

002121
002139

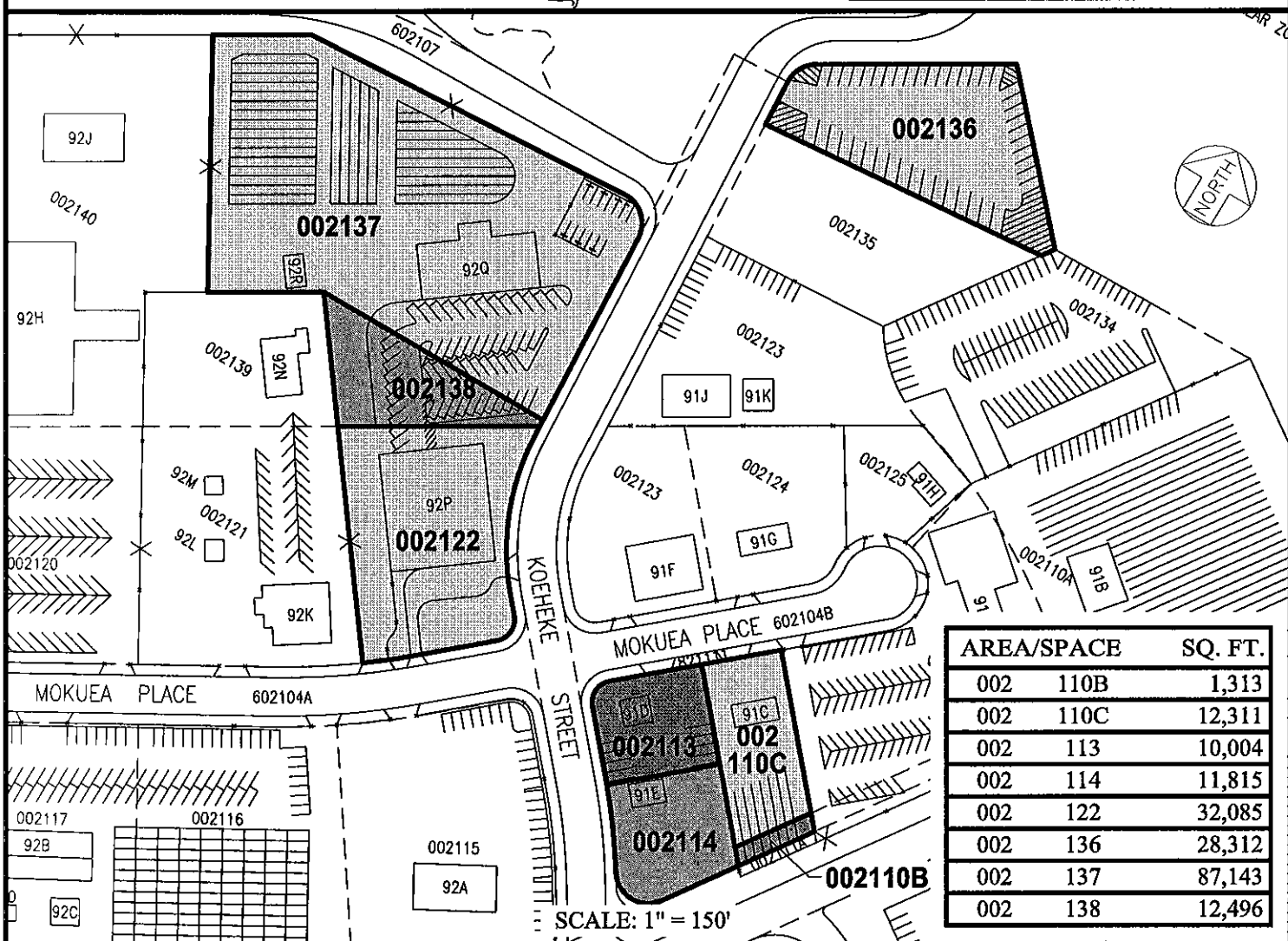
PLATS D1, 35

KAHULUI AIRPORT

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LOCATION PLAN



DATE : JANUARY 2008

EXHIBIT: **C-6**



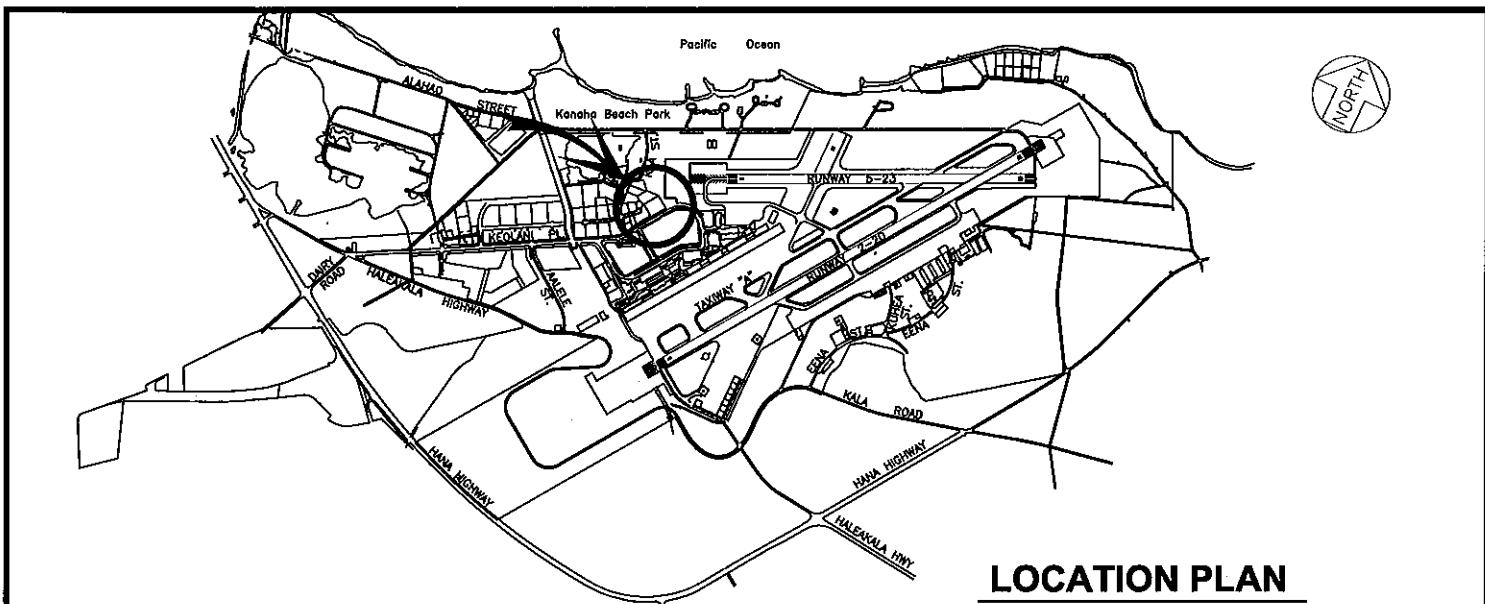
RENT-A-CAR BASEYARD

RAC SPACES LOCATIONS

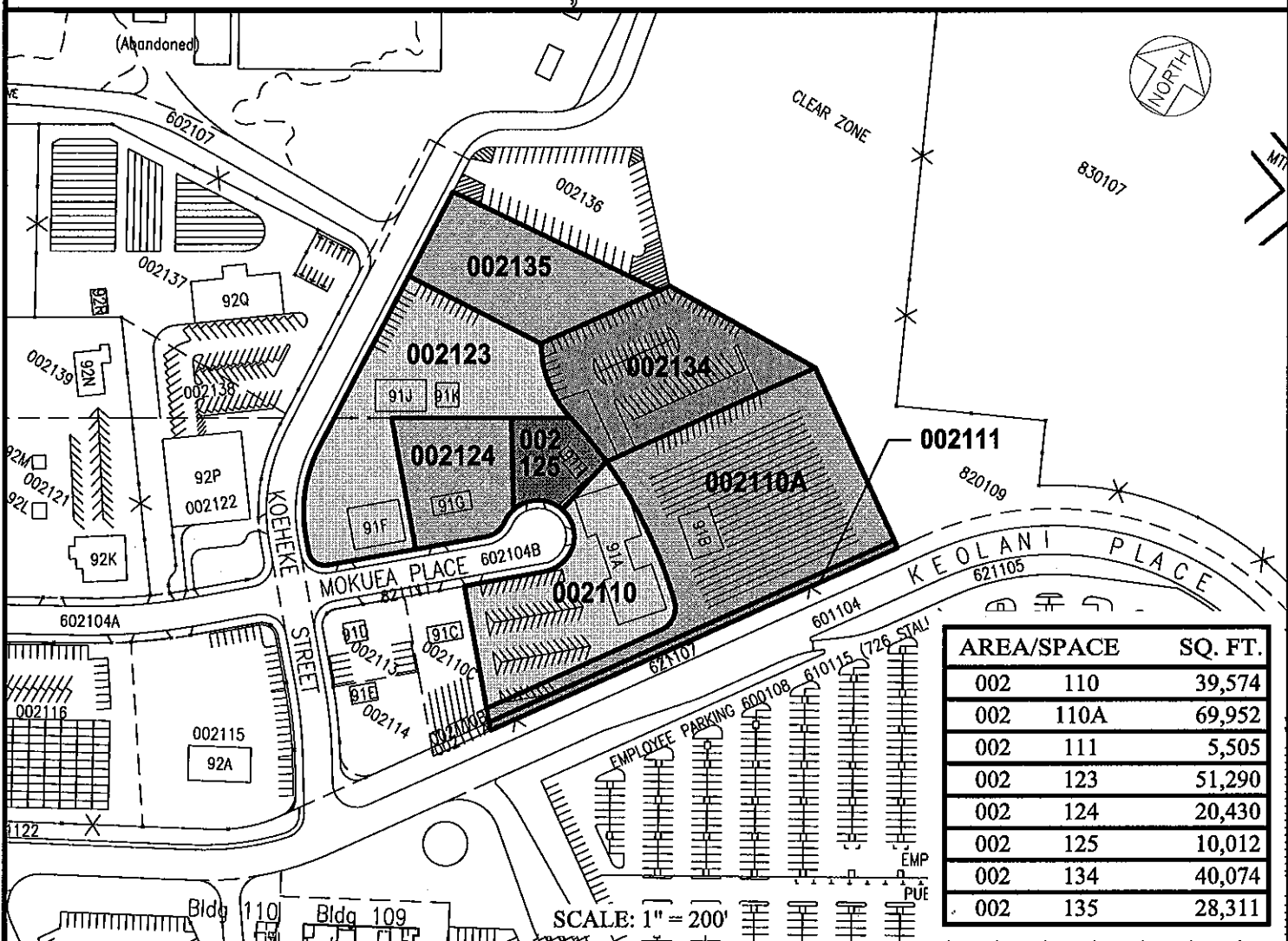
002110B, C
002113, 114, 122
002136, 137, 138
PLATS D1,35

KAHULUI AIRPORT

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LOCATION PLAN



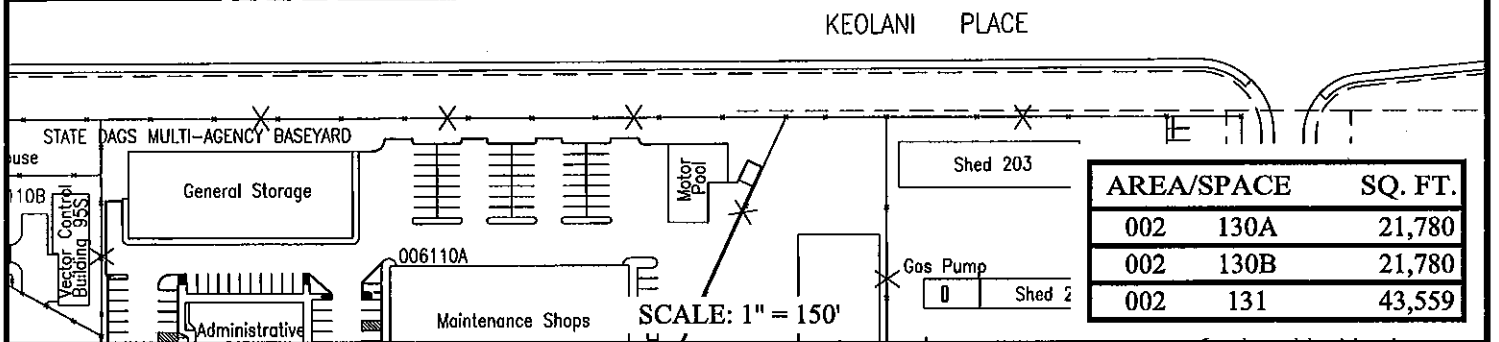
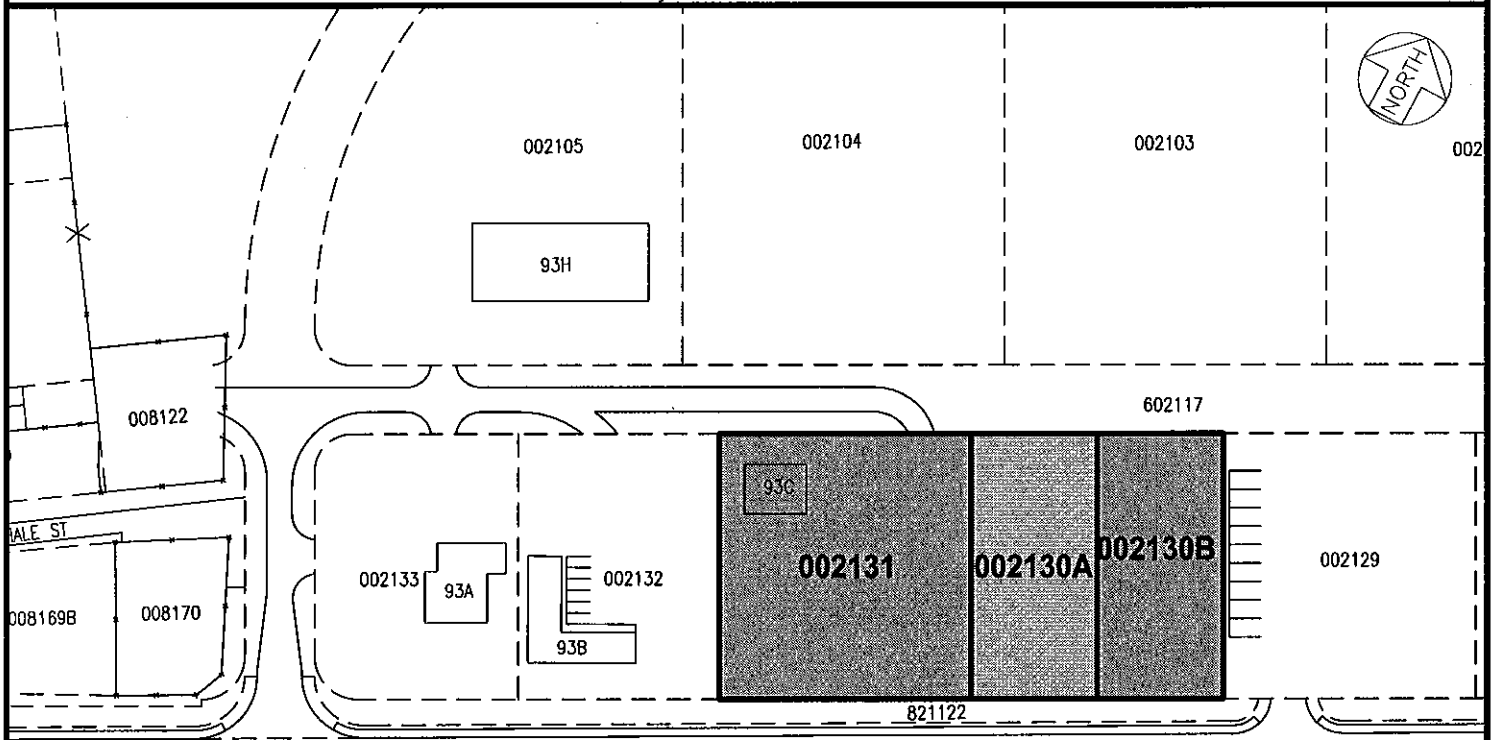
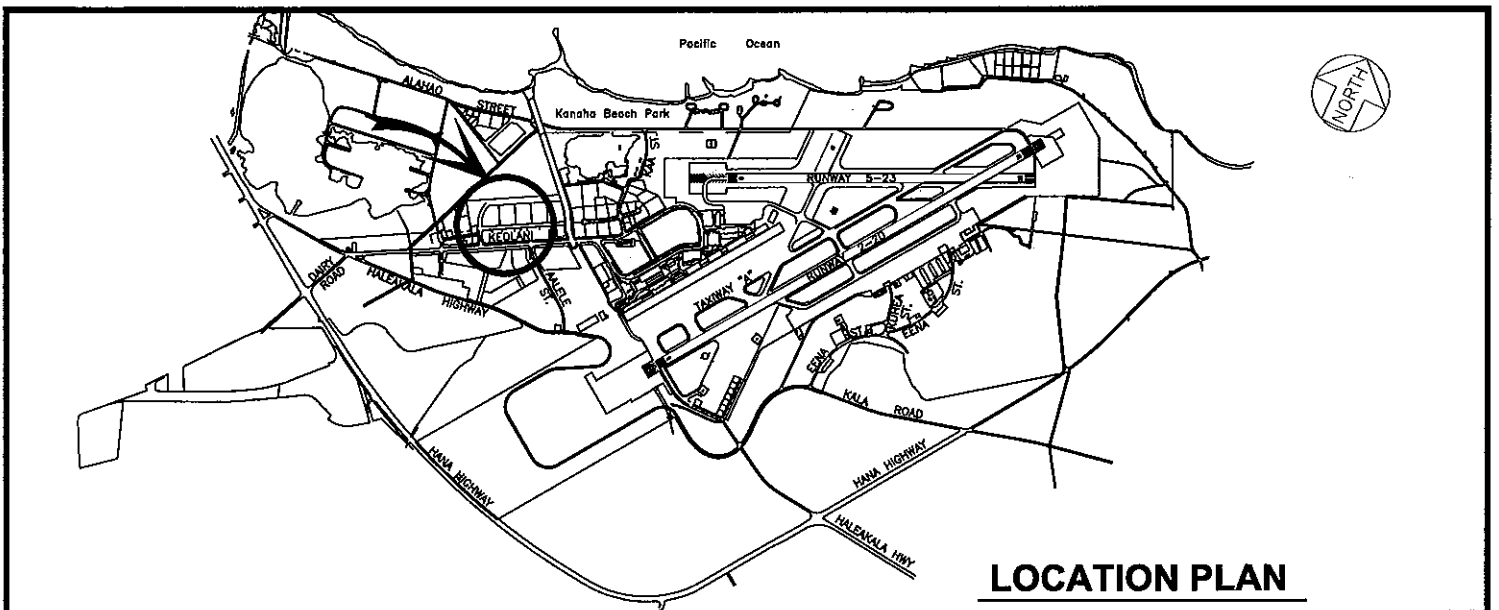
DATE : JANUARY 2008

EXHIBIT: **C-7**

 <p>Department of Transportation State of Hawaii Airports Division</p>	<p>RENT-A-CAR BASEYARD</p>	<p>RAC SPACES LOCATIONS</p>	<p>002110, 110A, 111 002123, 124, 125 002134, 135 PLATS D1, 35</p>
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KAHULUI AIRPORT

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DATE : JANUARY 2008

EXHIBIT: **C-8**



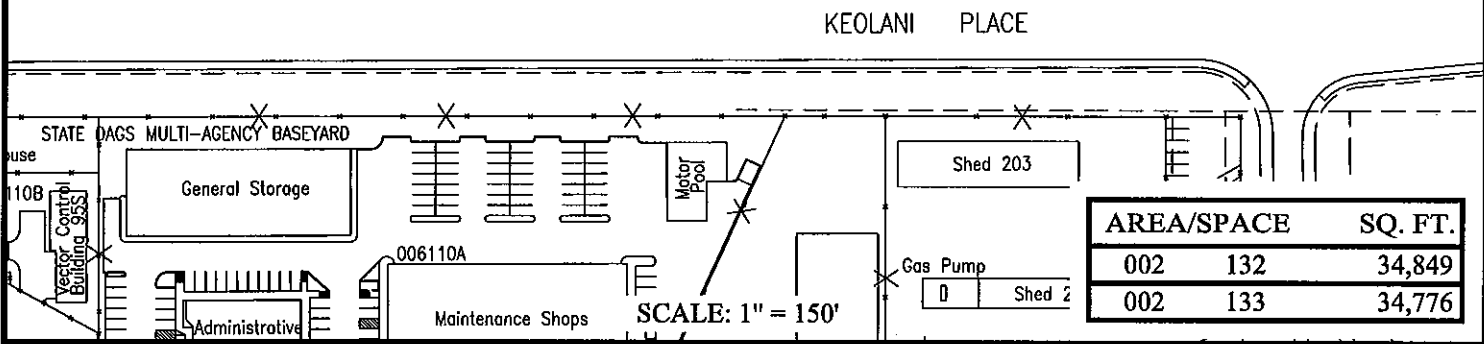
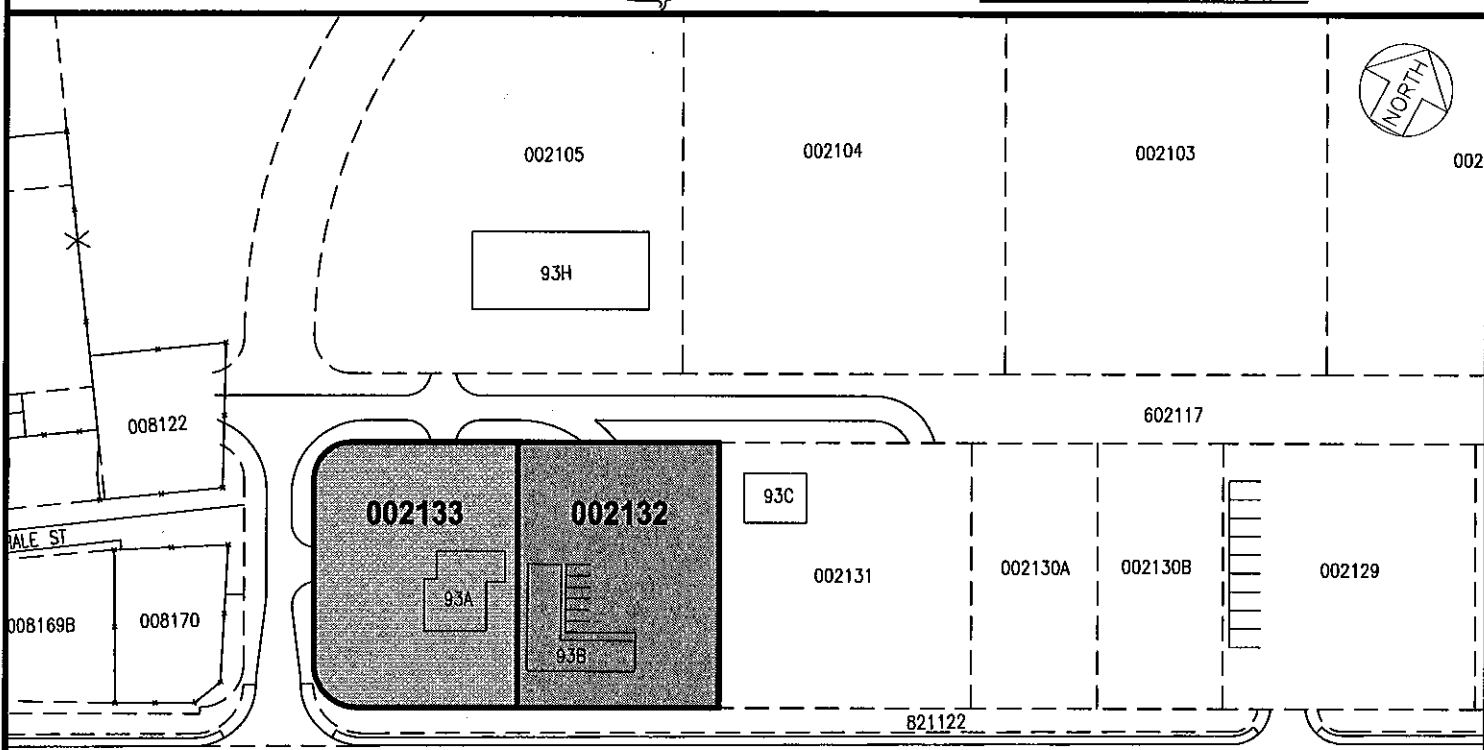
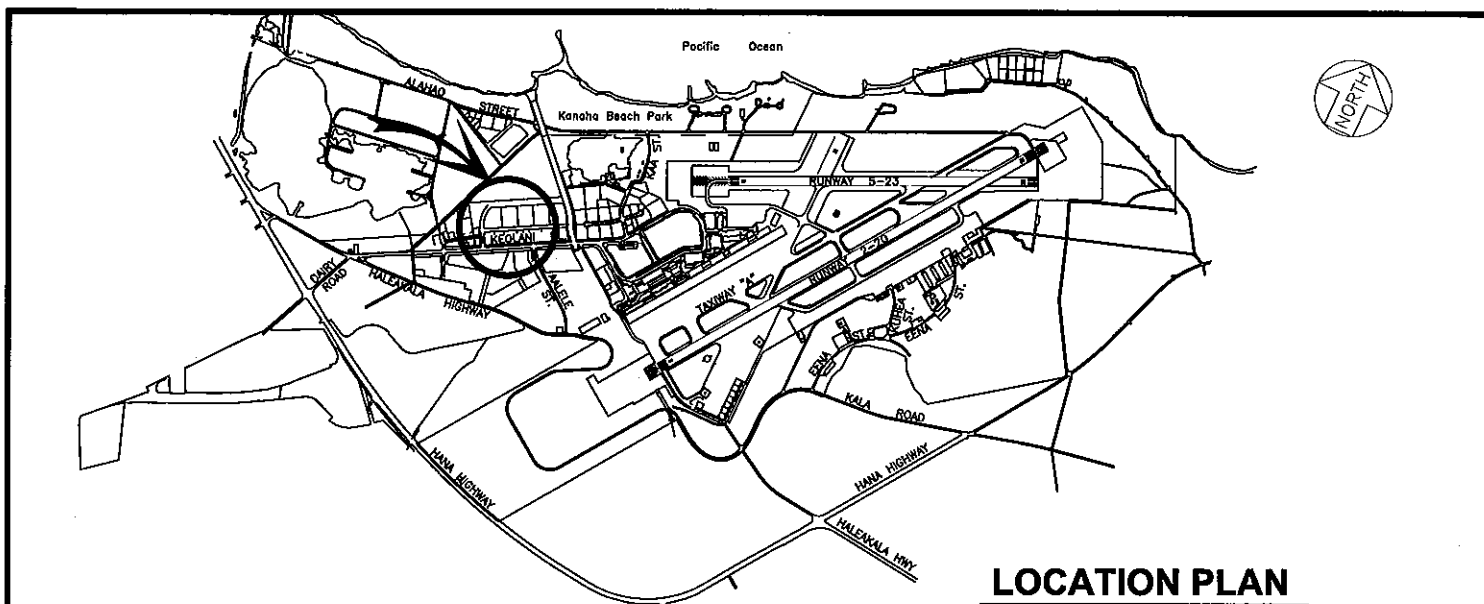
RENT-A-CAR BASEYARD

RAC SPACES LOCATIONS

002130A
002130B
002131
PLATS 34,35,44,45

KAHULUI AIRPORT

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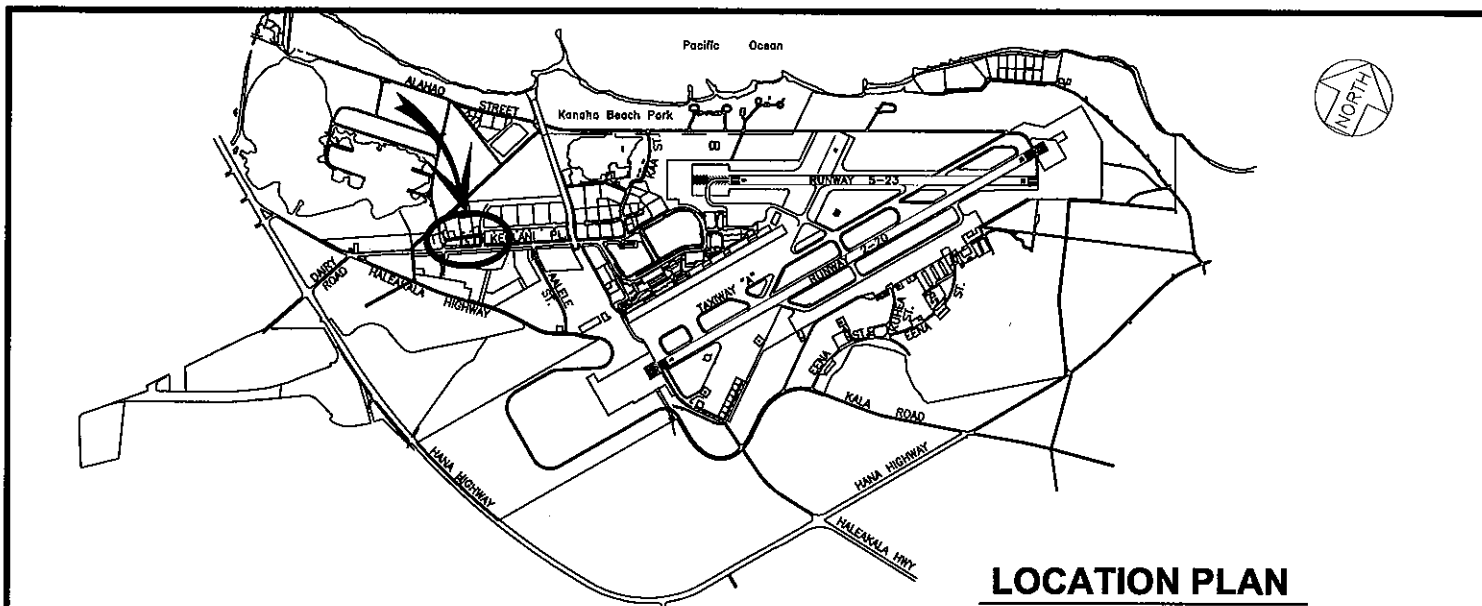
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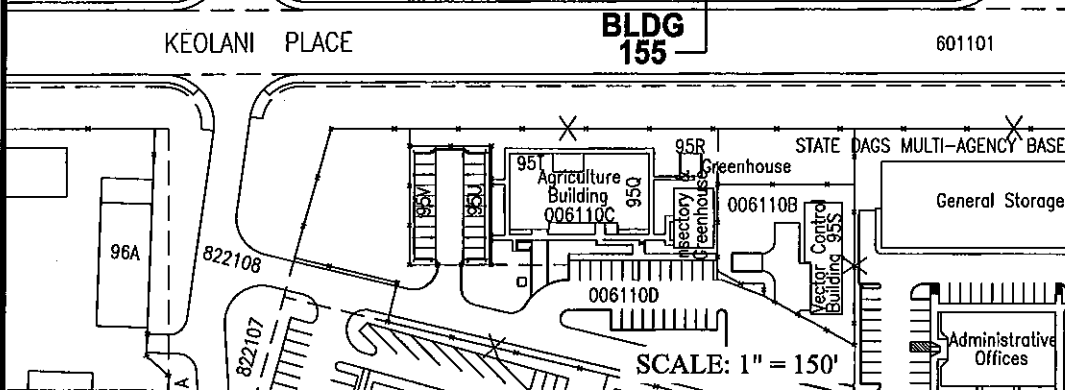
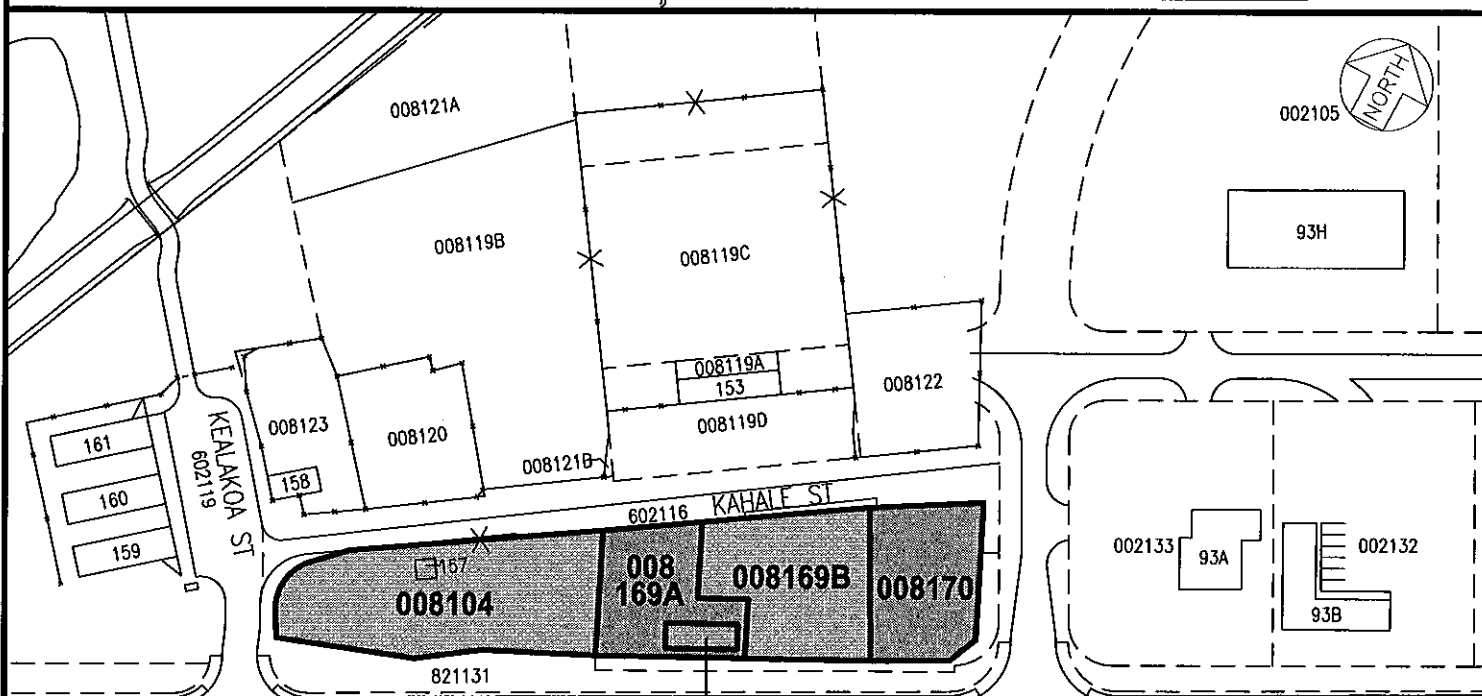
<p>Department of Transportation State of Hawaii</p> <p>Airports Division</p>	<p>RENT-A-CAR BASEYARD</p>	<p>RAC SPACES LOCATIONS</p>	<p>002132 002133</p> <p>PLATS 34, 44, 45</p>
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KAHULUI AIRPORT

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LOCATION PLAN



AREA/SPACE		SQ. FT.
008	104	22,107
008	169A	9,143
008	169B	14,235
008	170	10,869

BLDG/ROOM		SQ. FT.
155	000	1,189

DATE : JANUARY 2008

EXHIBIT: **C-10**



Airports Division

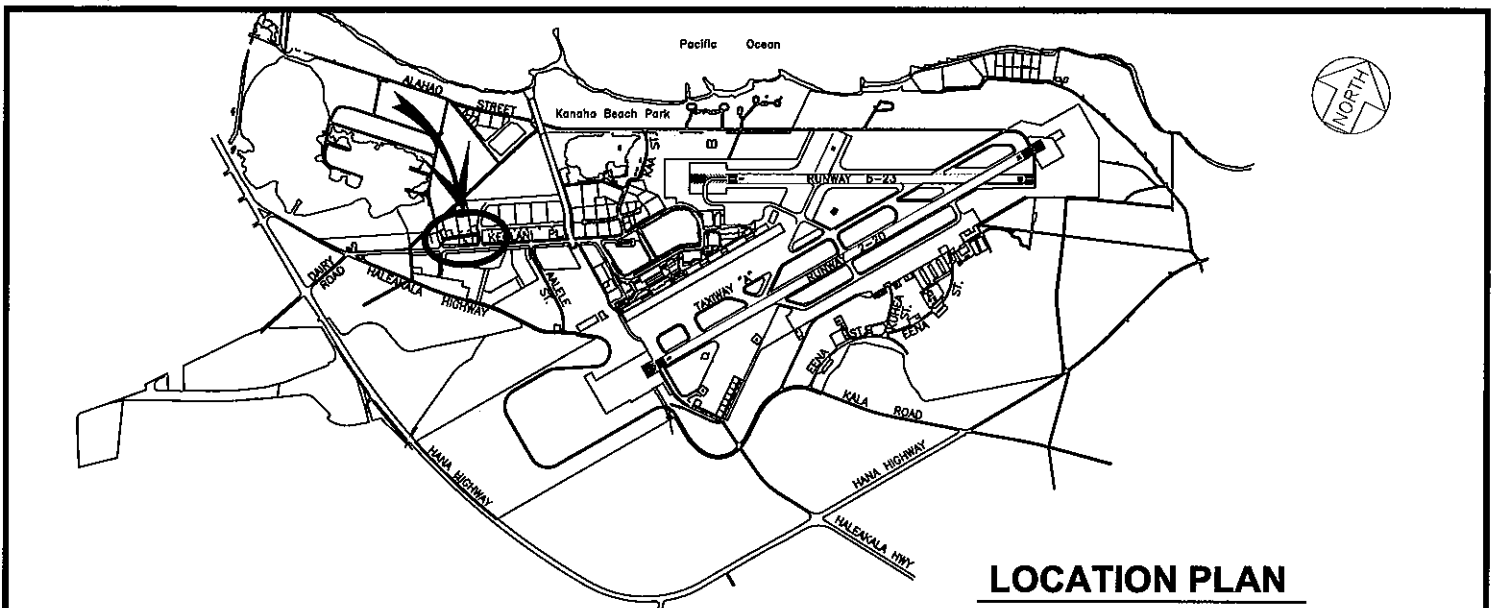
RENT-A-CAR BASEYARD

RAC SPACES LOCATIONS

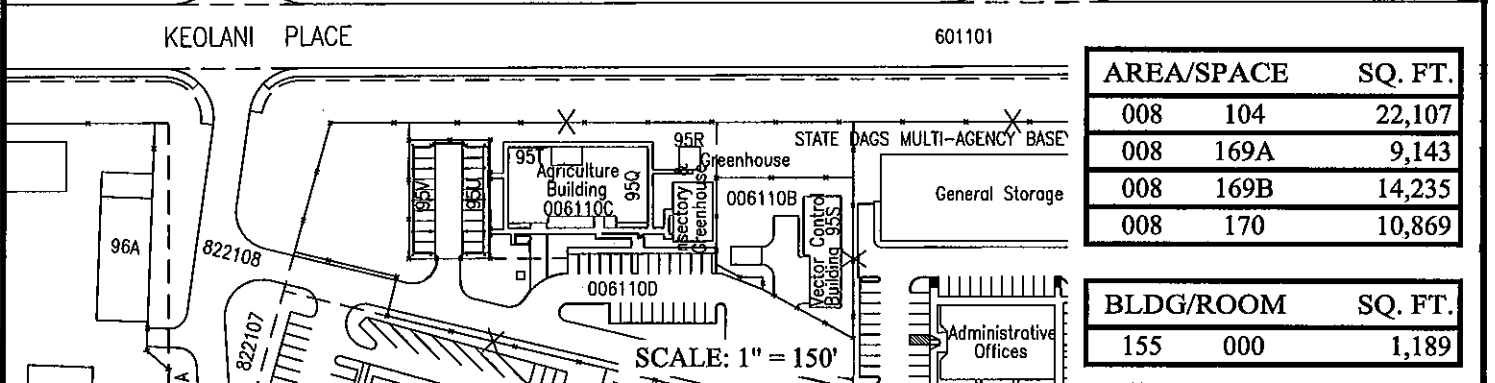
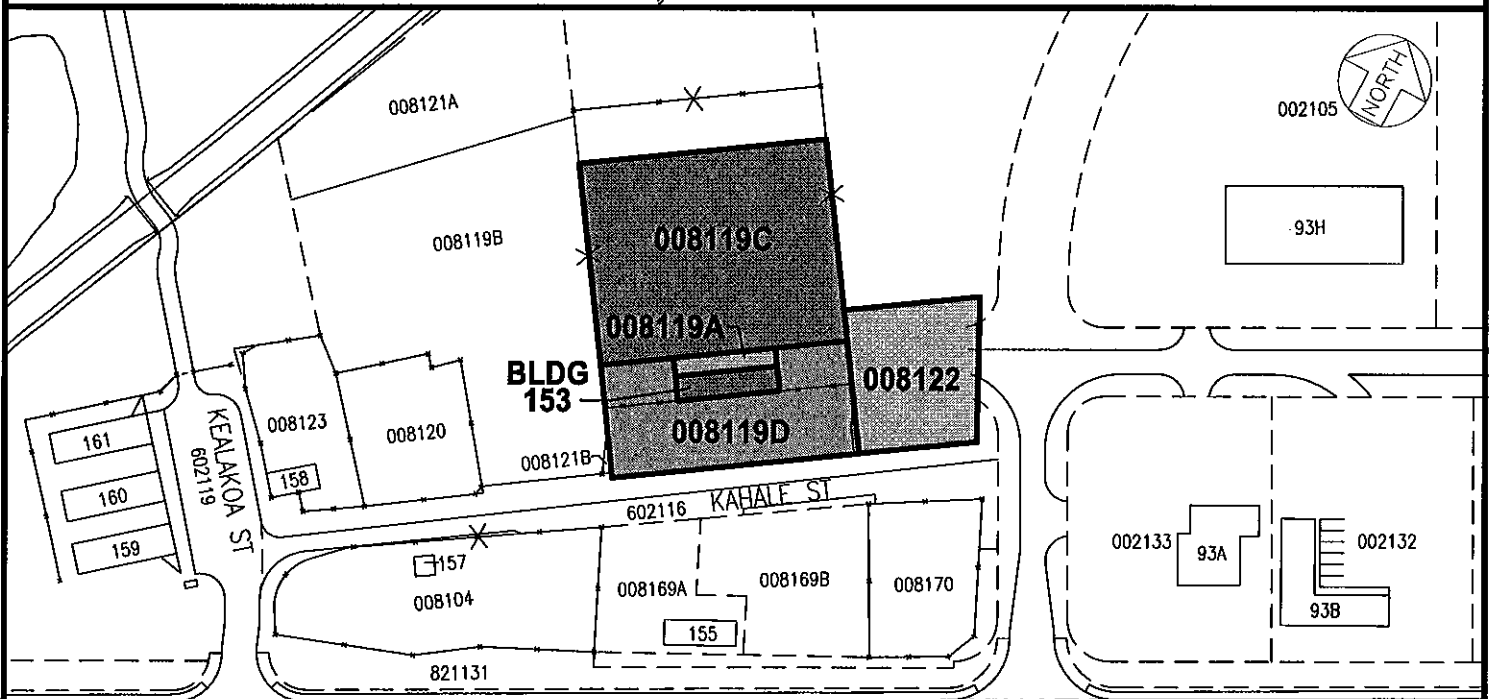
008104
008169A-B
008170, 155000
PLAT 44

KAHULUI AIRPORT

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LOCATION PLAN



AREA/SPACE	SQ. FT.
008 104	22,107
008 169A	9,143
008 169B	14,235
008 170	10,869

BLDG/ROOM	SQ. FT.
155 000	1,189

SCALE: 1" = 150'

DATE : JANUARY 2008

EXHIBIT: **C-11**



Airports Division

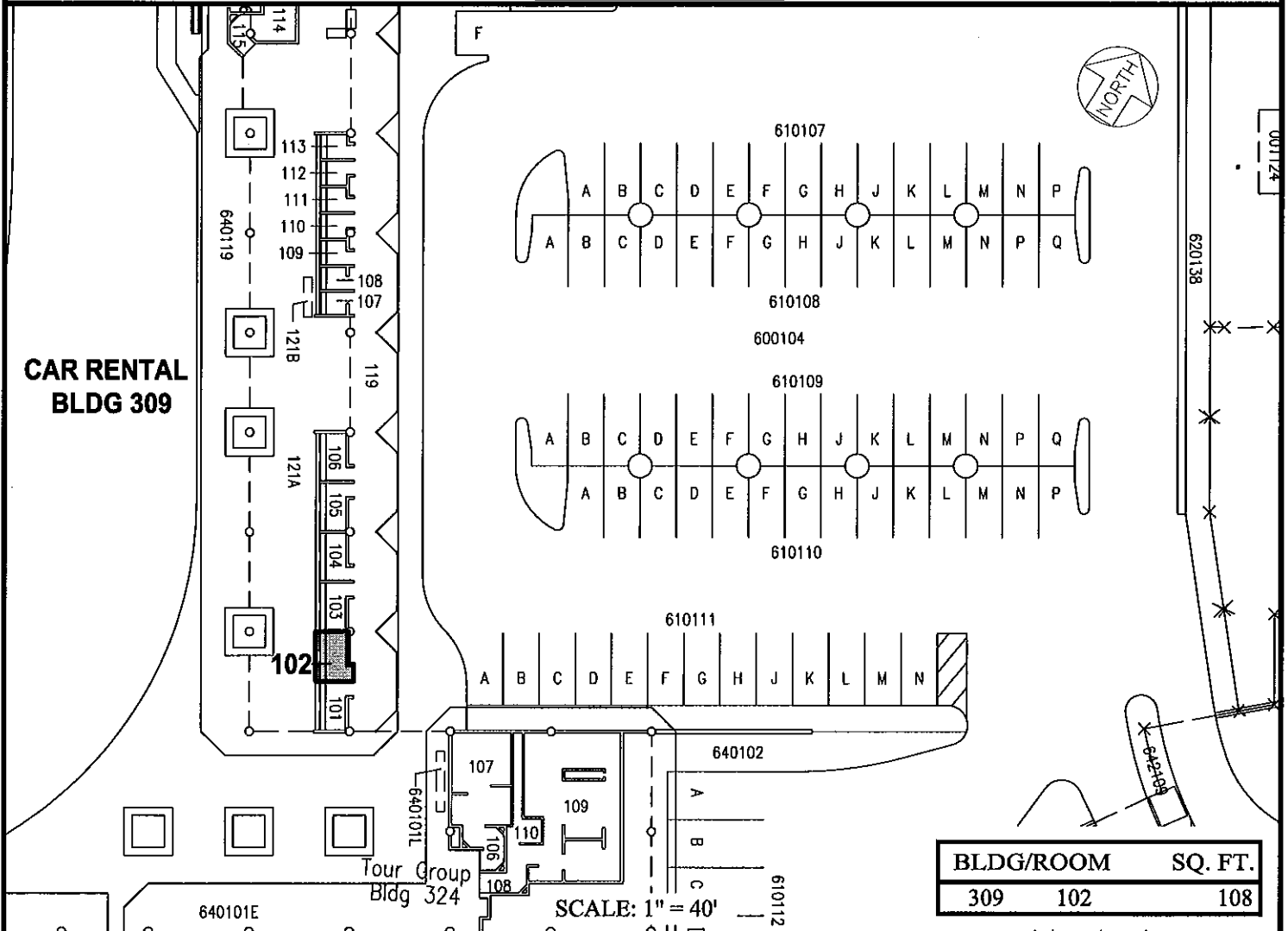
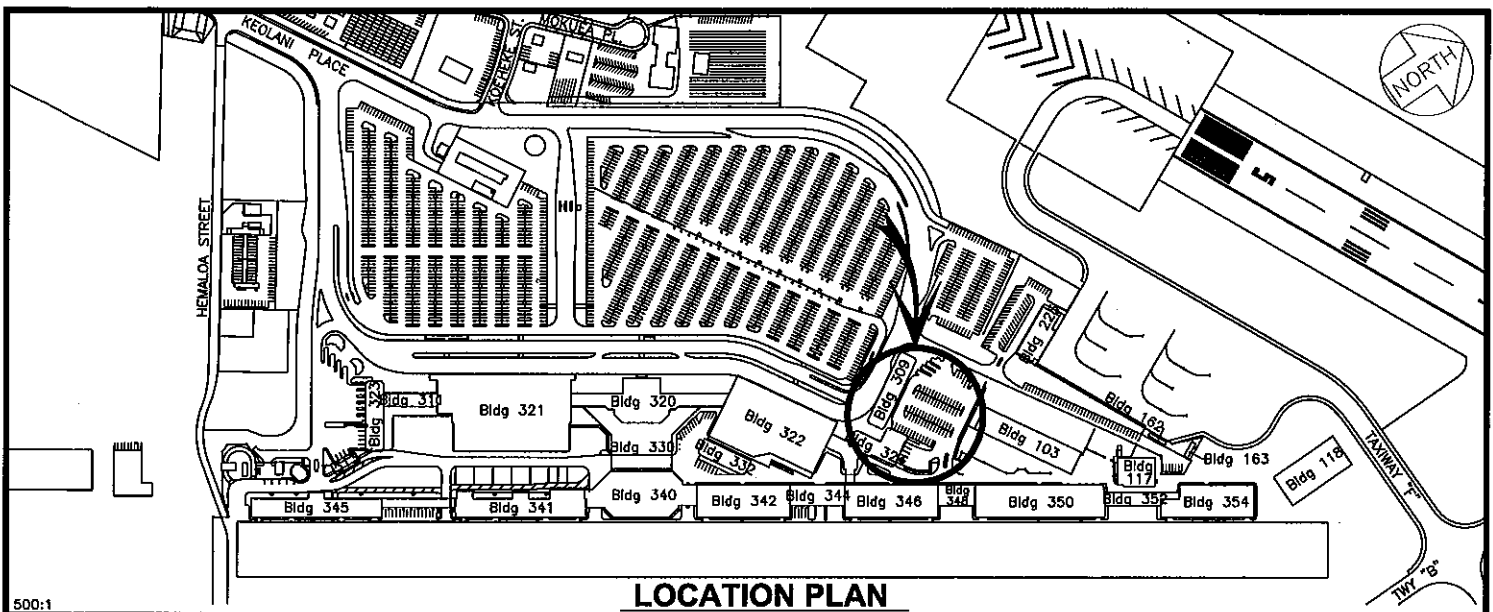
RENT-A-CAR BASEYARD

RAC SPACES LOCATIONS

008119A, C, D
008122
153000
PLAT 44

KAHULUI AIRPORT

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DATE : JANUARY 2008

EXHIBIT: **C-13**



Airports Division

RENT-A-CAR COUNTERS

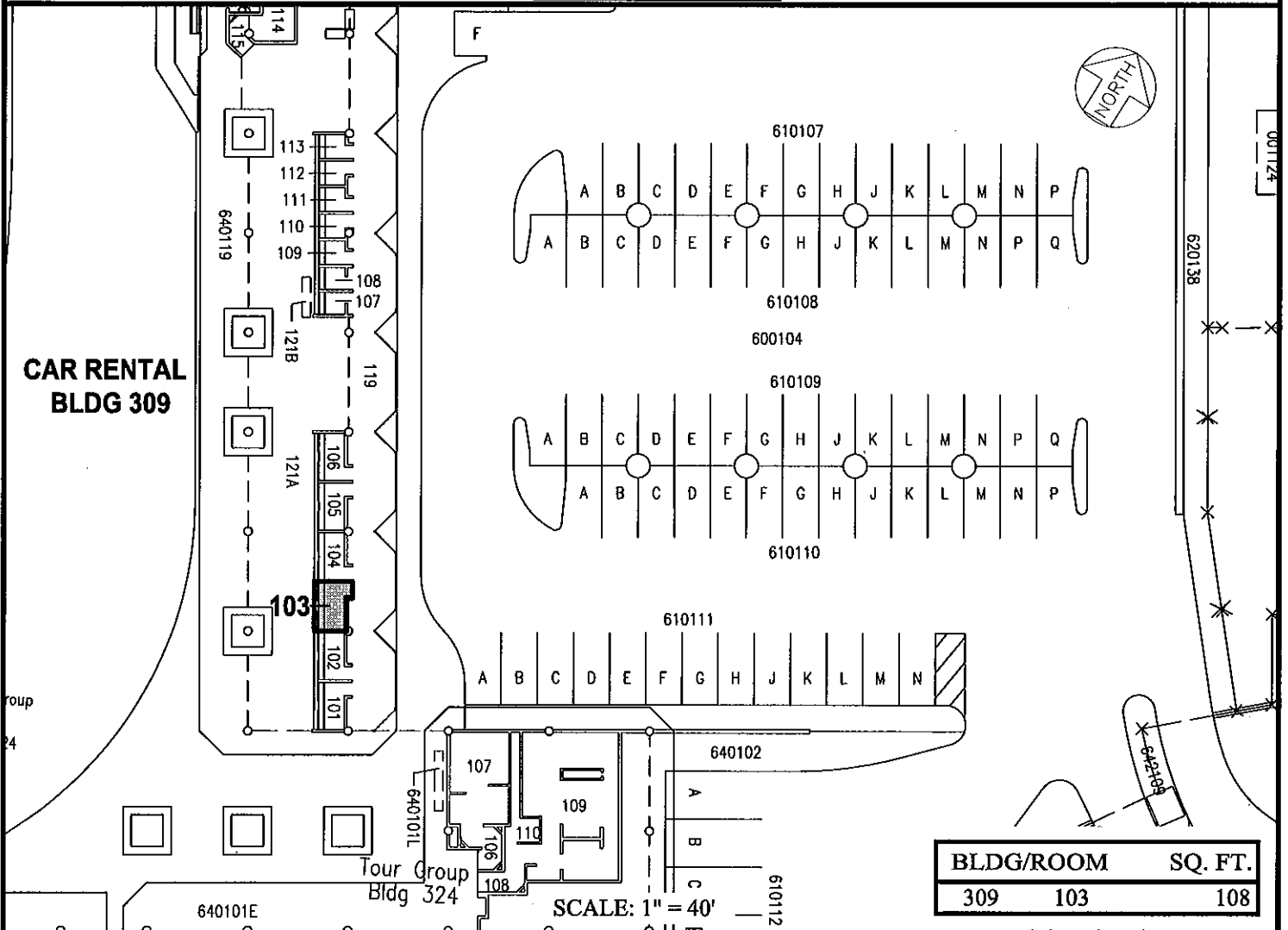
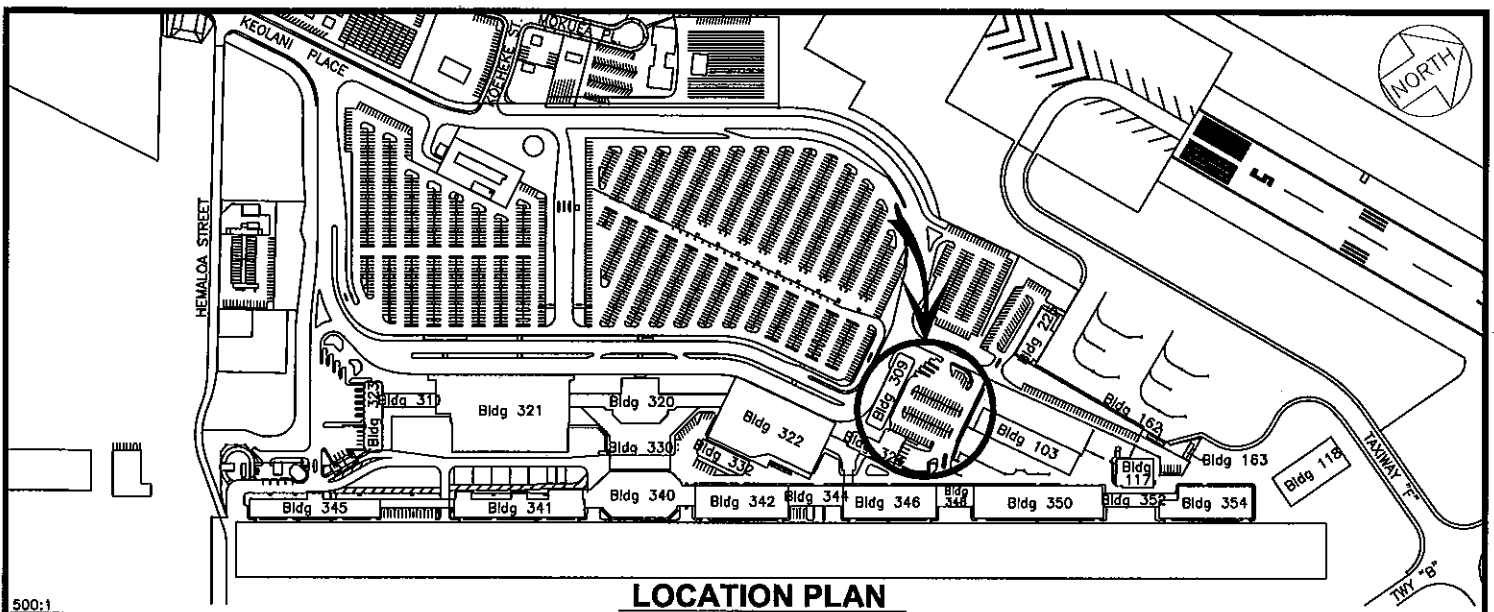
RAC SPACES LOCATIONS

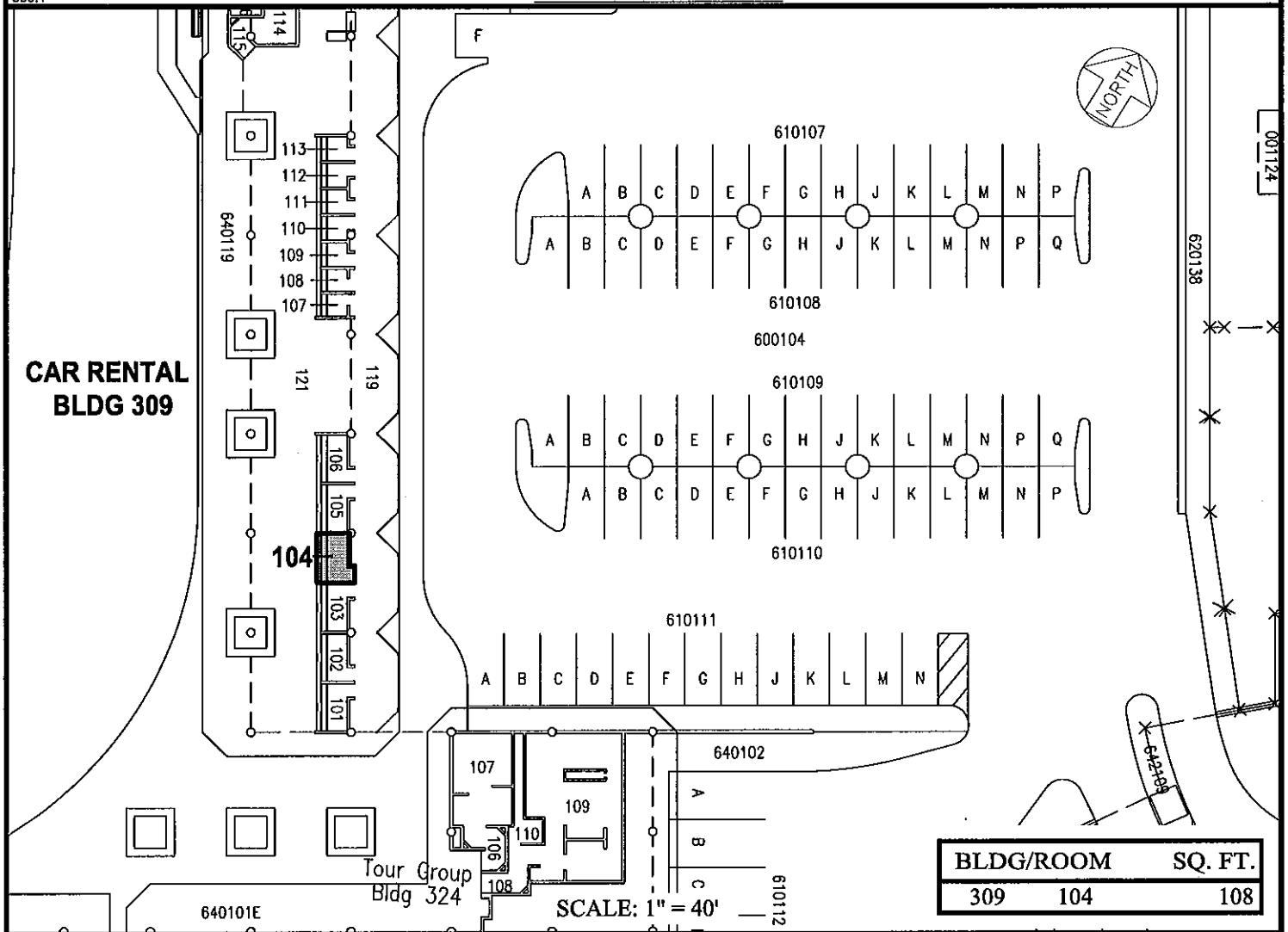
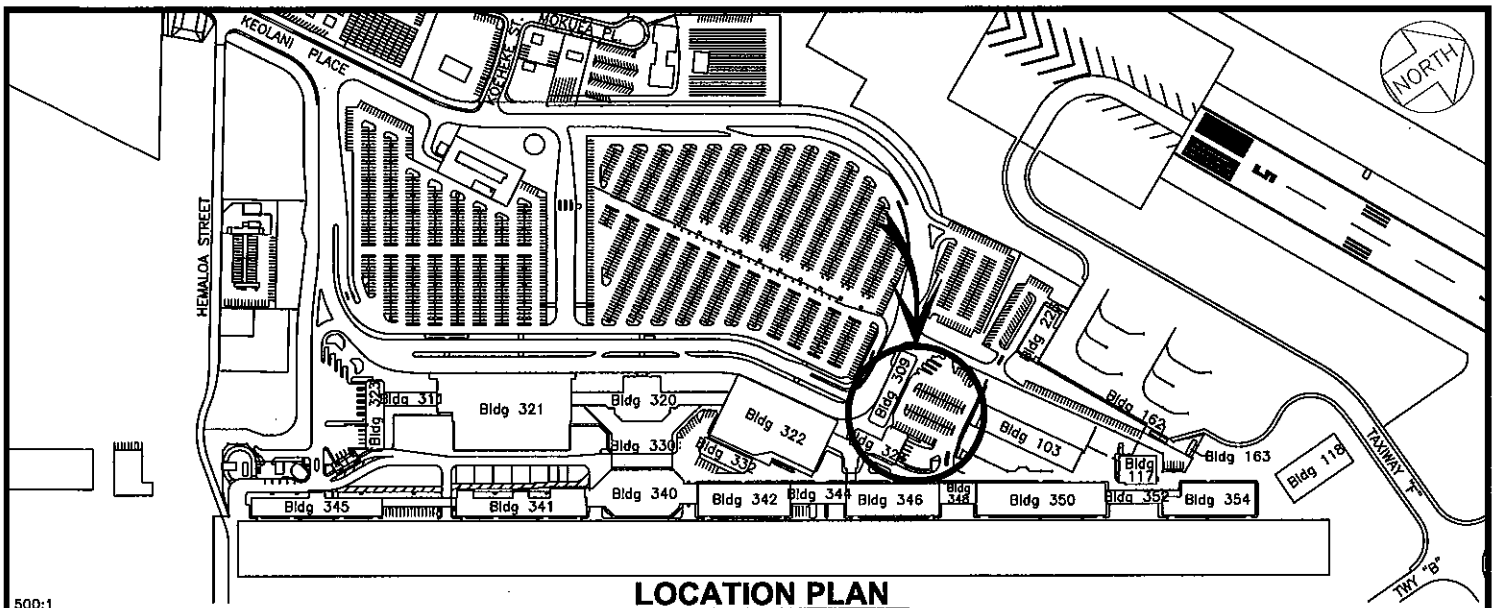
309102

PLATS A1, 35

KAHULUI AIRPORT

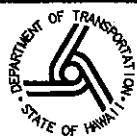
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DATE : JANUARY 2008

EXHIBIT: **C-15**



Airports Division

RENT-A-CAR COUNTERS

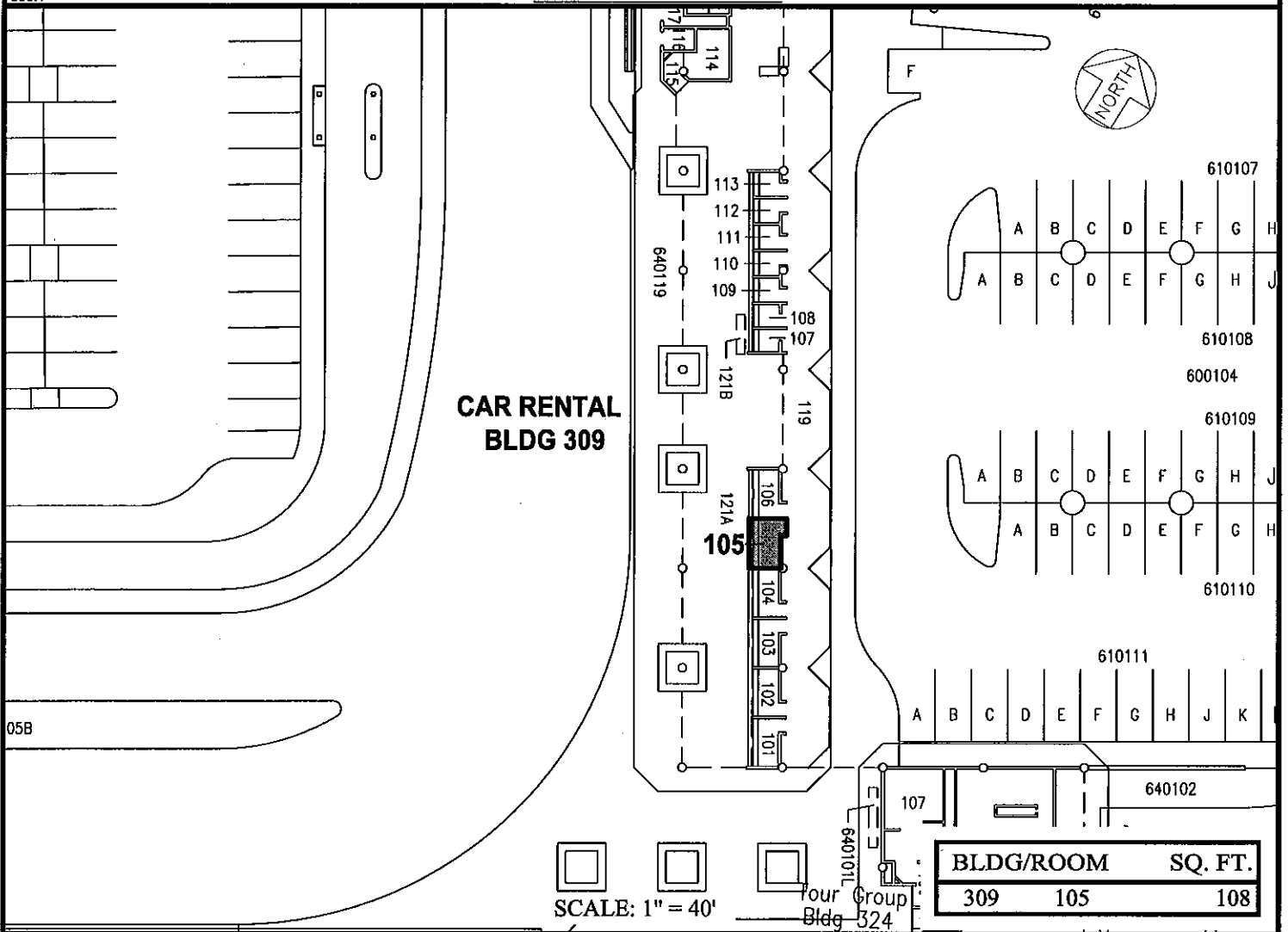
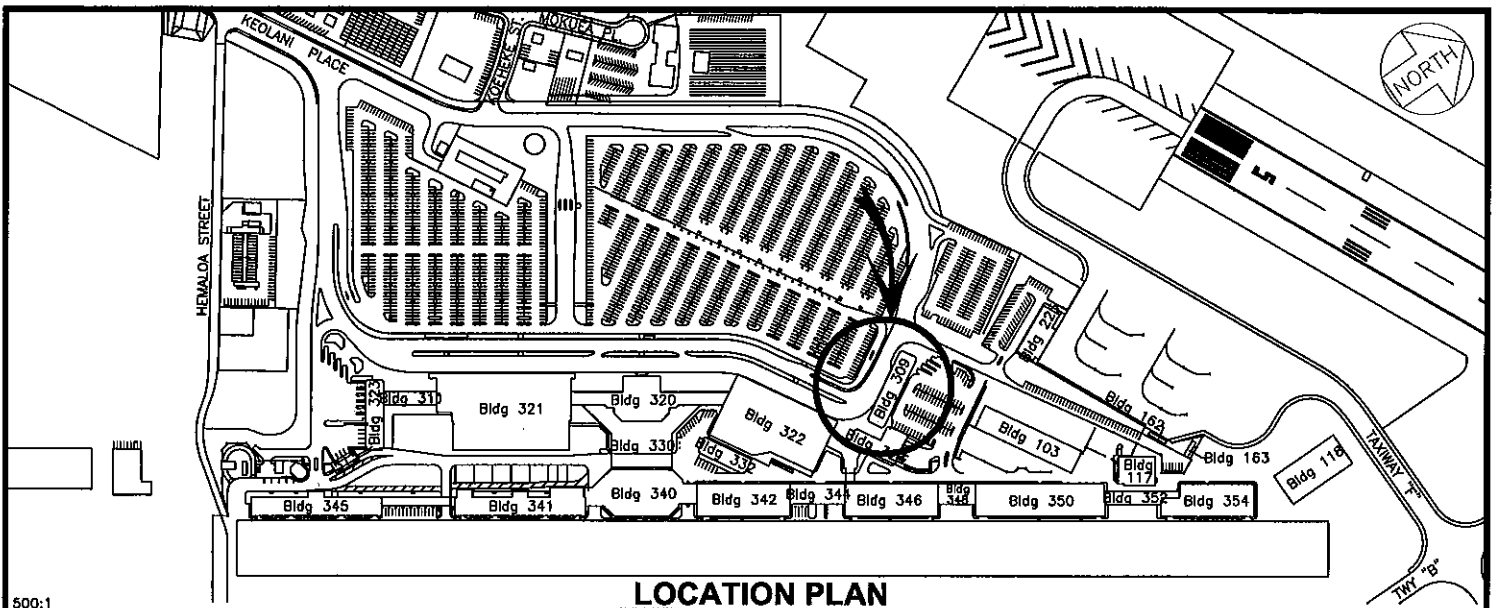
RAC SPACES LOCATIONS

309104

PLATS A1,35

KAHULUI AIRPORT

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DATE : JANUARY 2008

EXHIBIT: **C-16**



Airports Division

RENT-A-CAR COUNTERS

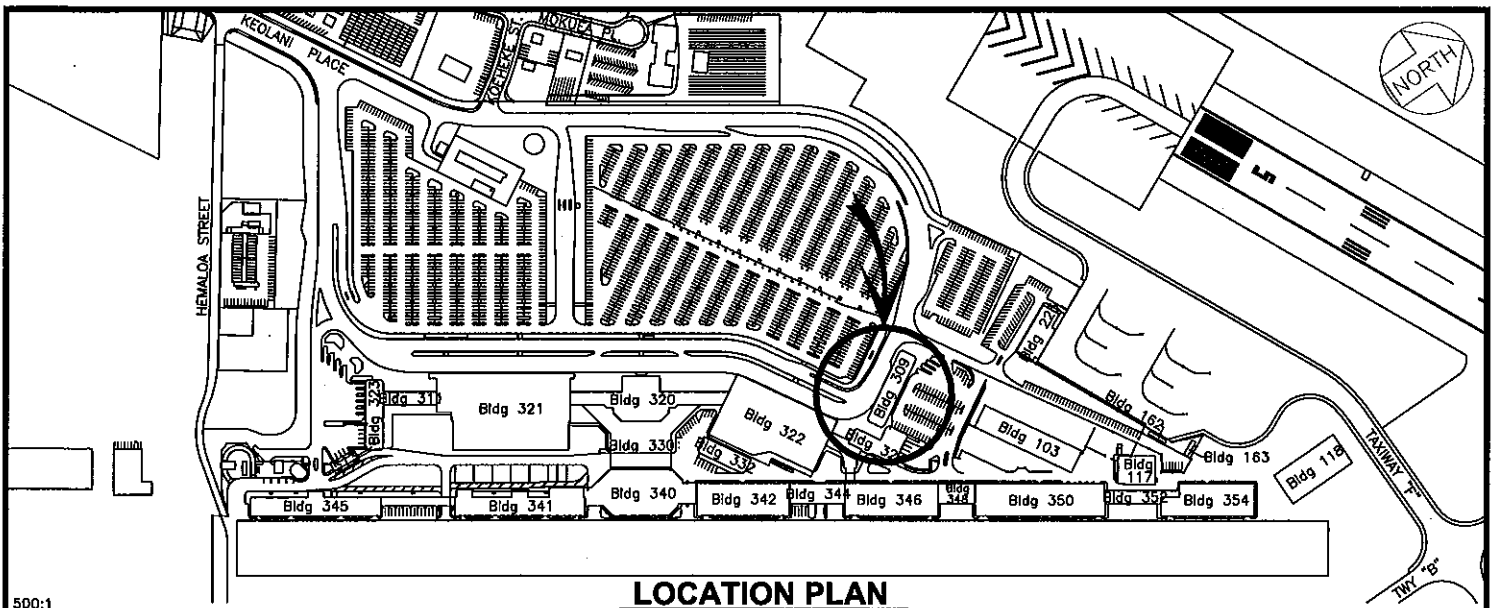
RAC SPACES LOCATIONS

309105

PLATS A1, 35

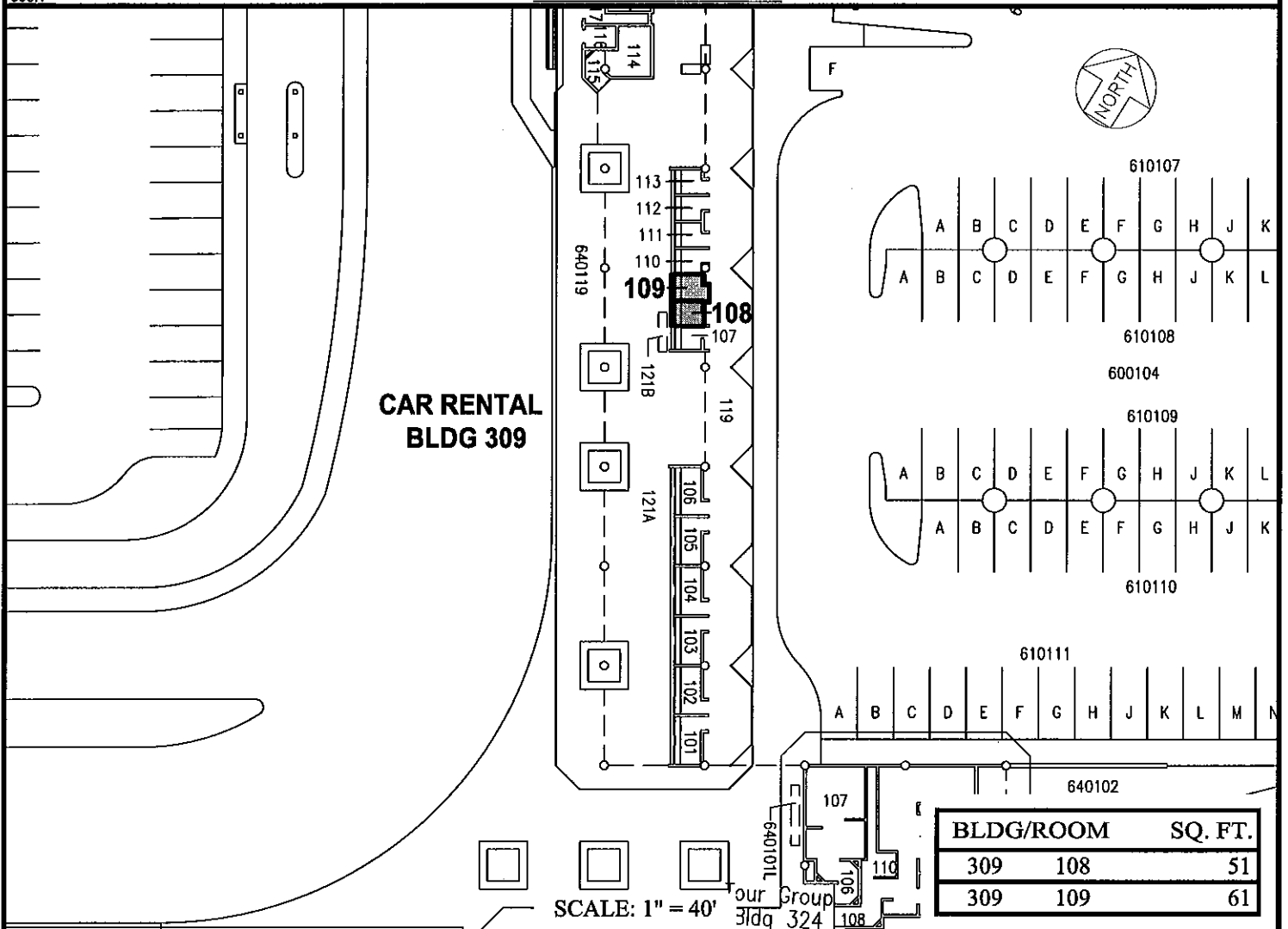
KAHULUI AIRPORT

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500:1

LOCATION PLAN



CAR RENTAL
BLDG 309

SCALE: 1" = 40'

BLDG/ROOM		SQ. FT.
309	108	51
309	109	61

DATE : JANUARY 2008

EXHIBIT: **C-18**



Airports Division

RENT-A-CAR COUNTERS

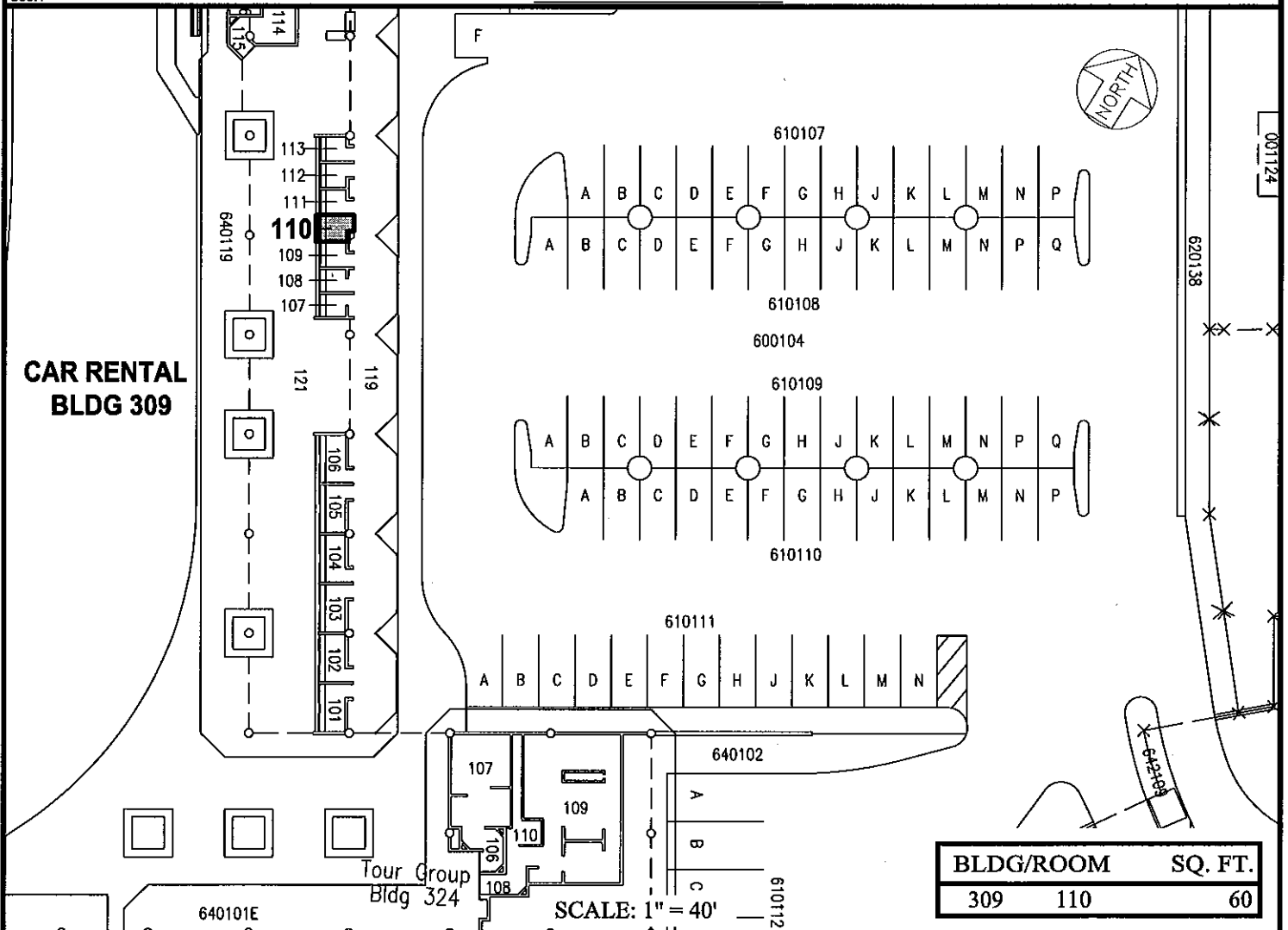
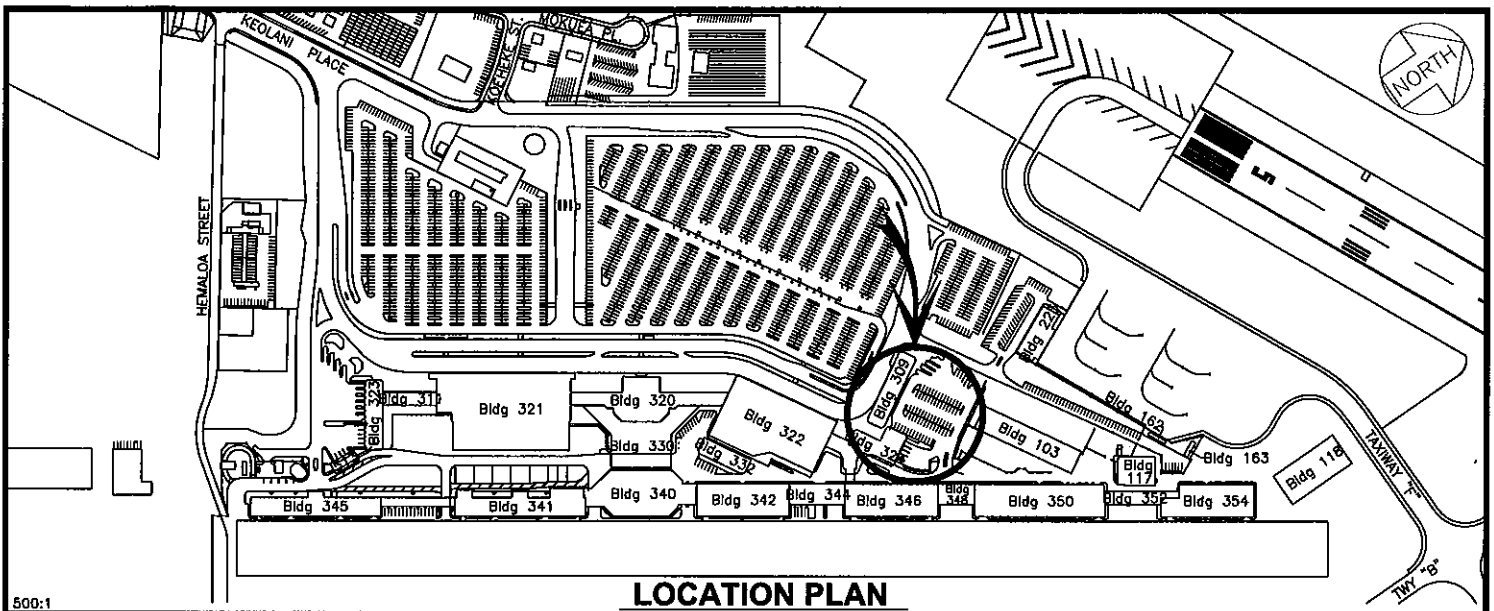
RAC SPACES LOCATIONS

309108
309109

PLATS A1, 35

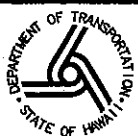
KAHULUI AIRPORT

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DATE : JANUARY 2008

EXHIBIT: **C-19**



Airports Division

RENT-A-CAR COUNTERS

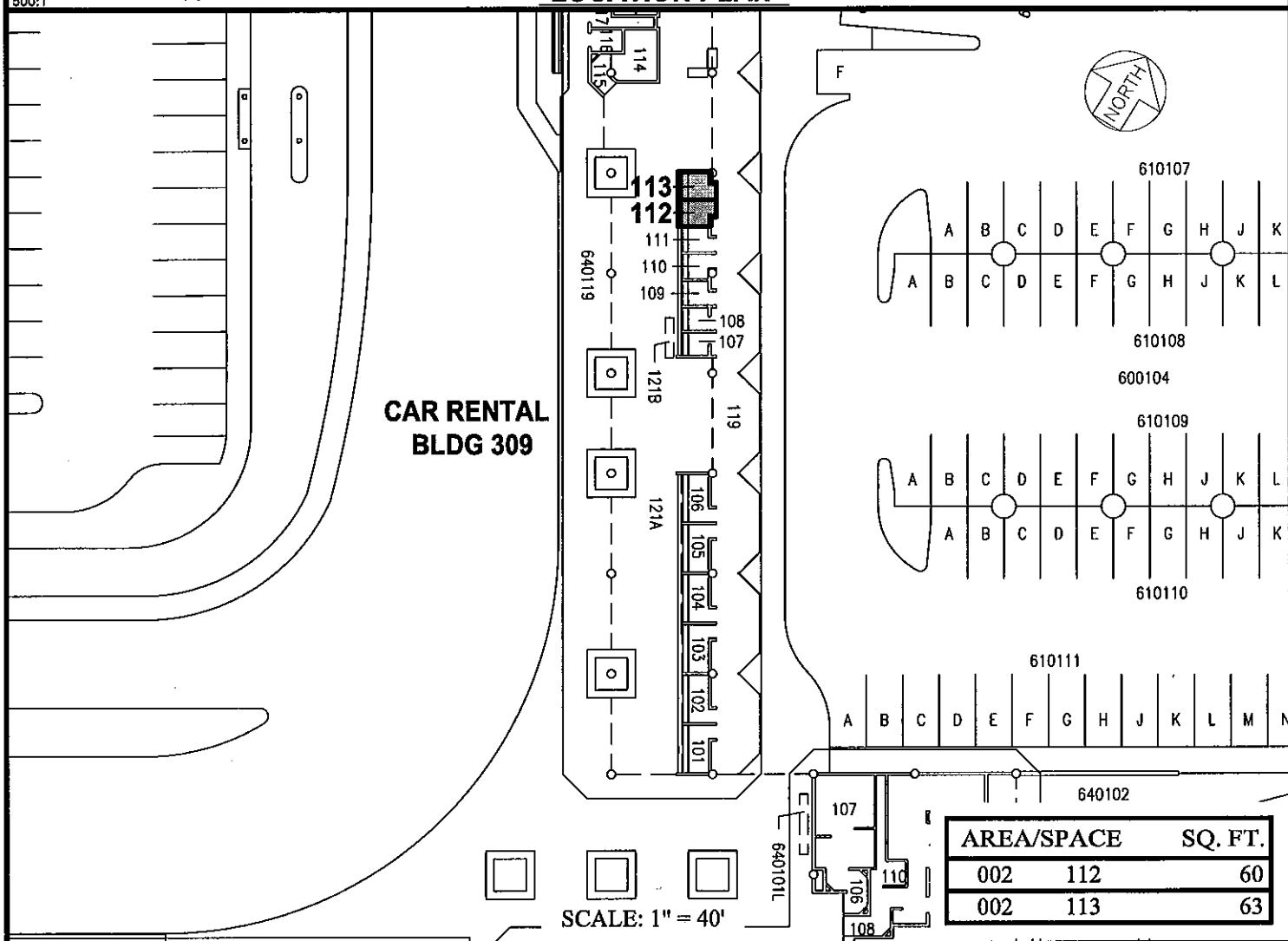
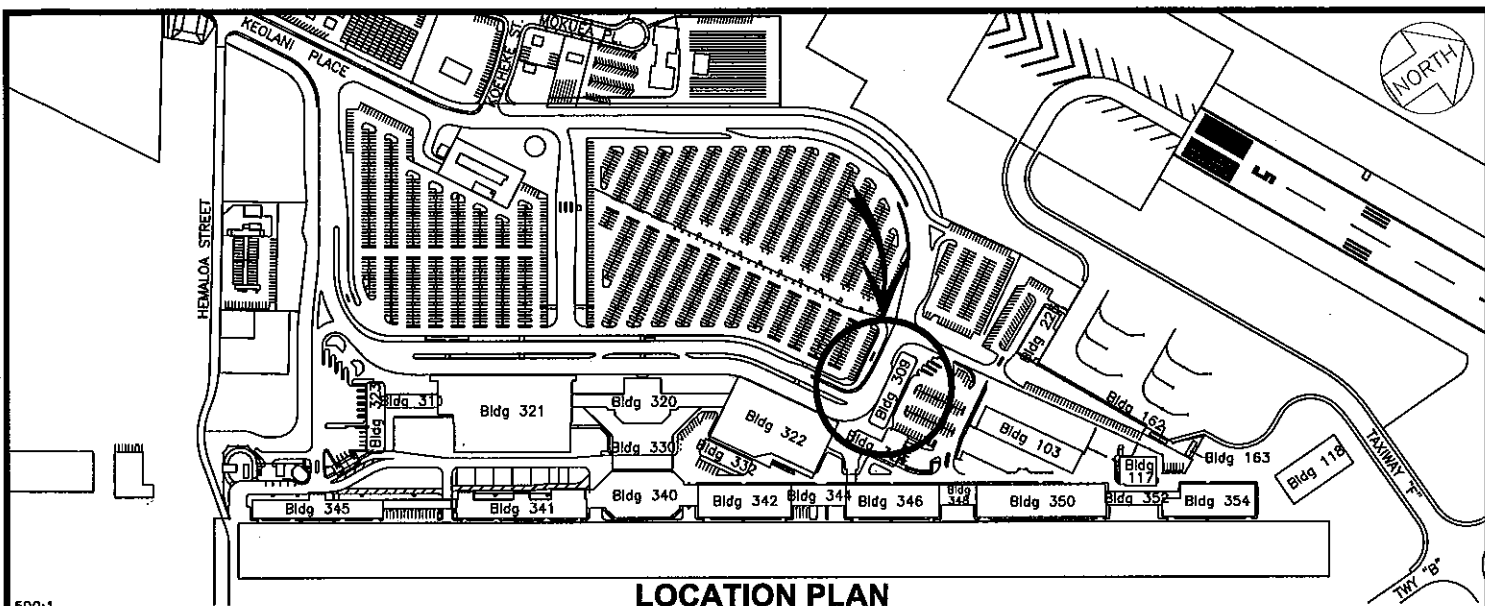
RAC SPACES LOCATIONS

309110

PLATS A1,35

KAHULUI AIRPORT

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DATE : JANUARY 2008

EXHIBIT: **C-20**



Airports Division

RENT-A-CAR COUNTERS

RAC SPACES LOCATIONS

309112
309113

PLATS A1, 35

KAHULUI AIRPORT

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